



**PLANNING COMMISSION/BOARD OF ADJUSTMENT
MEETING AGENDA
JULY 14, 2026 AT 5:30 PM
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N.**

Disclaimer: Voting requirements may be subject to changes in the law, parliamentary procedural matters, or other unforeseen issues. The City Attorney provides opinion on questions of voting requirements by the Moorhead City Code, Minnesota State Statutes, and parliamentary procedure.

1. Call to Order/Roll Call
2. Agenda Amendments
3. Approval of Minutes
May 4, 2026
 - A. May 4, 2026
4. Citizens To Be Heard
5. Public Hearing -- Planning Commission
 - A. Request of Lowry Engineering for Preliminary & Final Plat for Prairie Parkway 5th Addition
 - B. Request of Houston Engineering for Preliminary & Final Plat and Zoning Map Amendment for Partridge Creek Second Addition
 - C. Request of Houston Engineering for Zoning Map and Comprehensive Plan Amendments for 801 10th Ave S, 1022 8th St S and 1102 8th St S (Concordia College)
 - D. Request of A. Morris for Zoning Text Amendment related to Off-Street Parking Surfacing in Title 10, Chapter 20, Moorhead City Code.
6. Other Business
7. Reports/Information
8. Adjourn

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**MINUTES OF THE PLANNING COMMISSION/BOARD OF
ADJUSTMENT
HJEMKOMST CENTER AUDITORIUM - 202 1ST AVE N
May 4, 2026 - 5:30 PM**

1. Call to Order/Roll Call

Roll call of the members was made as follows:

Present (7): Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl
Absent (0):

Chair Robert Seigel called the meeting to order and attendance was noted.

Staff welcomed new Planning Commissioner Christopher Marohl.

2. Agenda Amendments

Motion to Approve May 4, 2026 Agenda made by Sebastian McDougall and seconded by Lindsie Schoenack.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

3. Approval of Minutes

A. April 6, 2026 Minutes

Motion to Approve made by Paul Krabbenhoft and seconded by Christopher Marohl.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

4. Citizens To Be Heard

None

5. Public Hearing -- Planning Commission

A. Request of City of Moorhead for Conditional Use Permit for Excavation, Fill and Construction of a Floodwall in the Floodway and Flood Fringe

Motion to Open Public Hearing made by Lindsie Schoenack and seconded by Jana Kasper.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request to construct a sheet pile floodwall within the Floodway and Flood Fringe in coordination with the 1st Ave N Underpass Flood Mitigation Project. The proposal includes excavation, fill and construction within the Floodway and Floodplain.

There were no public comments prior to meeting or at the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe and related Findings of Fact, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed land to be seeded/restored to pre-construction condition.
4. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

Motion to Close Public Hearing made by Jana Kasper and seconded by Sebastian McDougall.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Conditional Use Permit for excavation, fill and construction of a floodwall in the Floodway and Flood Fringe and related Findings of Fact made by Sebastian McDougall and seconded by Jana Kasper, contingent on the following:

1. All excavated material must be removed/not permanently stored in the Floodway or Flood Fringe.
2. No Rise Certification relating to excavation and/or fill in the FEMA Floodway required prior to the issuance of a Floodplain Development Permit.
3. Floodway and disturbed land to be seeded/restored to pre-construction condition.
4. Applicant shall receive all required federal, state and local permits including a Floodplain Development Permit.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- B. Request of City of Moorhead for city-wide Zoning Map Amendments for Light Industrial and Heavy Industrial related to the 2022 Onward Moorhead Comprehensive Plan Update

Motion to Open Public Hearing made by Lindsie Schoenack and seconded by Sebastian McDougall.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for complimentary zoning map amendments related to the 2022 Onward Moorhead! Comprehensive Plan Update. This group included evaluating 275 industrial parcels with only 15 parcels that needed to be updated with no new nonconforming uses created.

There were no public comments prior to meeting or at the meeting.

Staff recommended the Planning Commission recommend approval to the City Council the Industrial Zoning Map amendments.

Motion to Close Public Hearing made by Lindsie Schoenack and seconded by Sebastian McDougall.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the Zoning Map Amendments related to Industrial parcels made by Paul Krabbenhoft and seconded by Jana Kasper.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

- C. Request of City of Moorhead for Text Amendments related to Moorhead City Code, Title 10, Chapter 15, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations

Motion to Open Public Hearing made by Christopher Marohl and seconded by Lindsie Schoenack.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Staff briefed the Commission on the request for text amendments to Title 10, Moorhead Zoning Code, which are complimentary updates related to the 2022 Onward Moorhead! Comprehensive Plan Update.

After further consideration, staff removed items 3 & 4 in the memo for more work.

Items 1 & 2 address missing clarifications for new MU-2 developments and infill lots and changes for cannabis and hemp businesses zoning due to changes at the State level with the addition of a third Lower Potency Hemp Edible (LPHE) license for

“Wholesaler,” which was added in 2025.

There were no public comments prior to meeting or at the meeting.

Staff recommended to Planning Commission to recommend approval to the City Council the text amendments to Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations.

Motion to Close Public Hearing made by Christopher Marohl and seconded by Lindsie Schoenack.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

Motion to Recommend Approval to the City Council the text amendments to Title 10, Chapter 15B, MU-2: Neighborhood Mixed Use District and Chapter 18, Use Regulations of the Moorhead City Code made by Lindsie Schoenack and seconded by Mark Tangquist.

For 7: Jana Kasper, Lindsie Schoenack, Mark Tangquist, Robert Seigel, Sebastian McDougall, Paul Krabbenhoft, Christopher Marohl

Against 0: None

Abstain/Recuse 0: None

Motion Passed

6. Other Business

None

7. Reports/Information

A. Welcome new Ward 1 Planning Commissioner, Christopher Marohl!

8. Adjourn

Motion to Adjourn at 05:45 PM made by Paul Krabbenhoft and seconded by Jana Kasper.

APPROVED BY:

ATTEST:

Robert Seigel
Chair

Robin Huston
City Planner / Zoning Administrator

The proceedings of this meeting are digitally recorded and are available for public review.



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: July 14, 2026
Subject: Preliminary & Final Plat – Prairie Parkway 5th Addition

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Lowry Engineering, on behalf of Prairie Parkway II, LLC
REQUESTED ACTIONS	Preliminary & Final Plat for Prairie Parkway 5th Addition
PURPOSE	A reconfiguration of 4 th Addition, which was approved by Planning Commission in February. The 4 th Addition was a replat of the eastern portion of 2nd Addition converting 2 large multi-family lots for single-family detached homes, twin homes and townhomes
ADDRESS/PARCEL NUMBER/LEGAL DESCRIPTION	2520 41st Ave S 58.625.0060 2571 41 Ave S 58.625.0070 Lot 1, Block 2 & Lot 1, Block 3 & Vacated portion of 41st Ave S of Prairie Parkway 2nd Addition
COMPREHENSIVE PLAN	Mixed Use
ZONING	MU-2: Neighborhood Mixed Use
EXISTING LAND USE	Vacant with some infrastructure installed as part of Prairie Parkway 2nd Addition
SURROUNDING LAND USE	North – 40 th Ave S/newly platted Prairie Parkway 3 rd Addition for single-family detached, twin homes and townhomes South – 40 th Ave S Ditch/newly platted Partridge Creek Addition for single-family detached East – 28 th St S/Religious Institution West – new 23 rd St S extension/Prairie Parkway 2nd Addition mixed use lot & township single-family residential
APPLICATION DATE	June 25, 2026
45-DAY DEADLINE FOR PLAT HEARING	August 8, 2026
LEGAL PUBLICATION DATE	July 2, 2026

BACKGROUND

On February 9, 2026, the City Council approved Prairie Parkway 4th Addition to reconfigure the two large mixed use lots originally intended for multi-family housing into 78 lots for single-family detached homes, twin homes and townhomes as follows (this plat was not recorded):

Block 1 – 31 lots

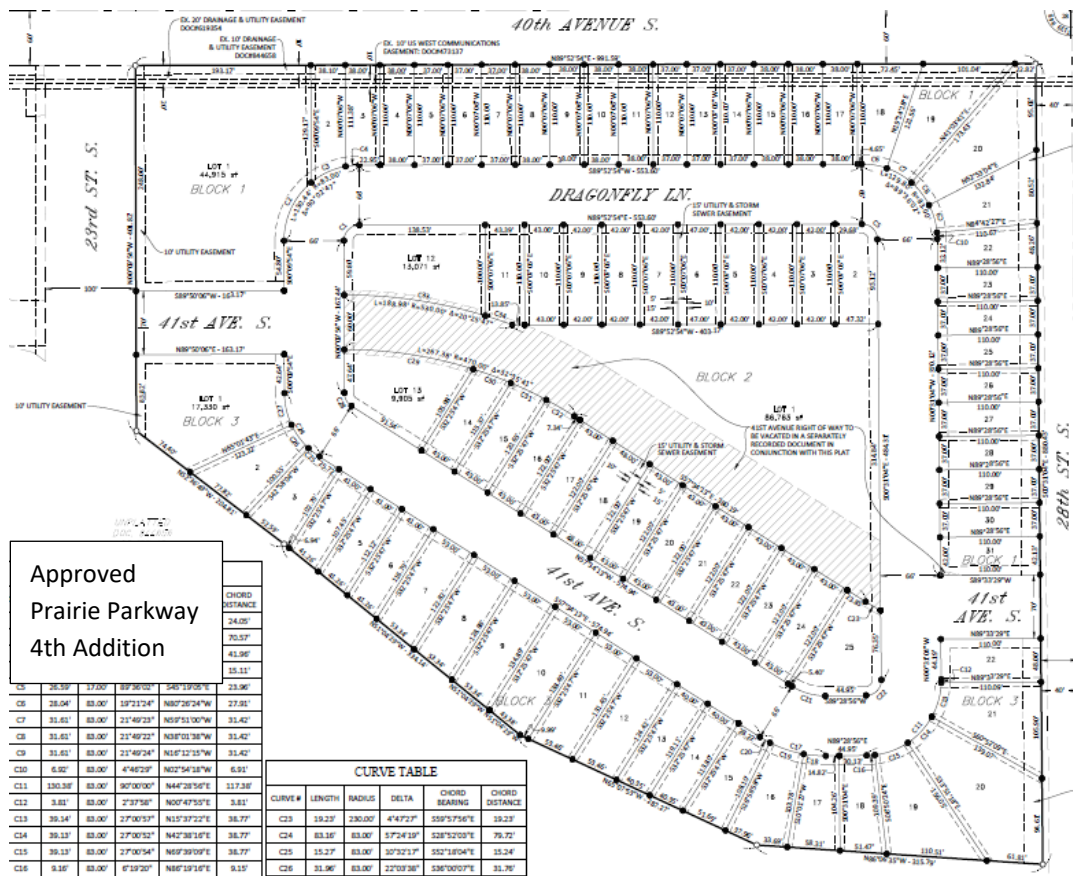
- 1 multi-family townhome lots
- 30 twin home lots

Block 2 – 25 lots

- 2 twin home lots
- 22 single-family family detached lots
- 1 stormwater pond lot

Block 3 – 22 lots

- 1 multi-family townhome lots
- 21 single-family detached lots



The developer now intends to reconfigure the same area into the 5th Addition, which will have 82 total lots as follows:

Block 1 – 30 lots

- 2 multi-family townhome lots
- 22 twin home lots
- 6 single-family detached lots

Block 2 – 32 lots

- 2 twin home lots
- 30 single-family family detached lots
- 1 stormwater pond lot

Block 3 – 20 lots

- 2 multi-family townhome lots
- 18 single-family detached lots

Also, in April, a portion of 41st Ave S was vacated for the reconfiguration of this street that went through the proposed stormwater pond lot for Prairie Parkway 4th Addition and now 5th Addition.

PROPOSAL REVIEW

Access/Streets/Mobility - Access to this area will be available from the new 23rd St S extension and 28th St S.

Utilities - Infrastructure already installed as part of Prairie Parkway 2nd Addition drives the design of Prairie Parkway 5th Addition with a large stormwater pond to be placed where now-abandoned utilities were previously installed in the now-vacated 41st Ave S right of way in Block 2.

Municipal utilities will be made available to service all individual sites.

Stormwater - Stormwater retention to be achieved with a dry pond located on Lot 1, Block 2.

Easements – Applicant/Owner will provide utility and drainage easements, as needed. Specifically, each lot must have required side yard easements to satisfy the needs of both private and public utilities.

Sidewalks & Boulevard Trees – Sidewalks and boulevard trees are required throughout the development and will be addressed with the developer's agreement.

Park Dedication – Parkland dedication is required for these proposed single-family, two-family and multi-family properties.

Dumpster Enclosures – Required for multi-family townhomes. Proximity to twin homes and single-family detached homes shall be considered when installing these structures by providing required 25-foot setback and screening.

POLICY CONSIDERATIONS

The applicant's request requires that the Planning Commission consider the following factor:

1. Does the preliminary & final plat pass the criteria established under Title 11, Chapter 3 of the Moorhead City Code?

CONSIDERATION OF CRITERIA

PRELIMINARY & FINAL PLAT

Title 11, Chapter 3 of Moorhead City Code states that the Planning Commission may recommend denial and the Council may deny a subdivision if it makes any of the following findings:

1. Conflicts: That the proposed subdivision is in direct conflict with adopted applicable general and specific comprehensive plans of the city, county, or township;
2. Physical Characteristics: That the physical characteristics of this site, including, but not limited to, topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development, design or use contemplated;
3. Density: That the site is not physically suitable for the proposed density of development;
4. Environmental Damage: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage;
5. Public Health: That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
6. Conflict With Easement: That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgment of a court;
7. Outside Of Boundaries: That the proposed subdivision is outside the boundaries of the city and;
8. The county, township or developer has not certified in writing that they will assume all responsibility for repair and maintenance of dedicated streets until annexed to the city; or

9. The township or county has not certified in writing that it has the capacity for and will provide police and fire protection and on site sewer system inspections to ensure proper installation.
10. Flooding Provisions: That the proposed subdivision, its site, or its design adversely affects the flood carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city.
11. MEQB Policies: The proposed subdivision is inconsistent with the policies of the Minnesota environmental quality board (MEQB), as may be amended, and could adversely impact critical environmental areas or potentially disrupt or destroy historic areas which are designated or officially recognized by the city council in violation of federal and state historical preservation laws.

SUGGESTED ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the Preliminary and Final Plat for Prairie Parkway 5th Addition, contingent on the following:

1. Plat Drawing:
 - a. Add monuments to all corners.
 - b. Add measurement on eastern boundary of roadway on Lot 1, Block 2.
 - c. Correct distance at the boundary between Lot 1 and Lots 14-18, Block 2 as there appears to be a rounding error (0.02' difference).
 - d. On page 2, correct owner's certificate to include "a part of the vacated 41st Ave S right of way of Prairie Parkway 2nd Addition.
 - e. On page 1, note 2 should reflect the already recorded vacation of part of 41st Ave S right of way, Document #863844.
2. Additional utility and drainage easements shall be provided, as needed.
3. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
4. Applicant/Owner to receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

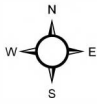
Required notification was published in The FM Extra on July 2, 2026 and mailed to adjacent property owners within 350 feet of the site.

Comments:

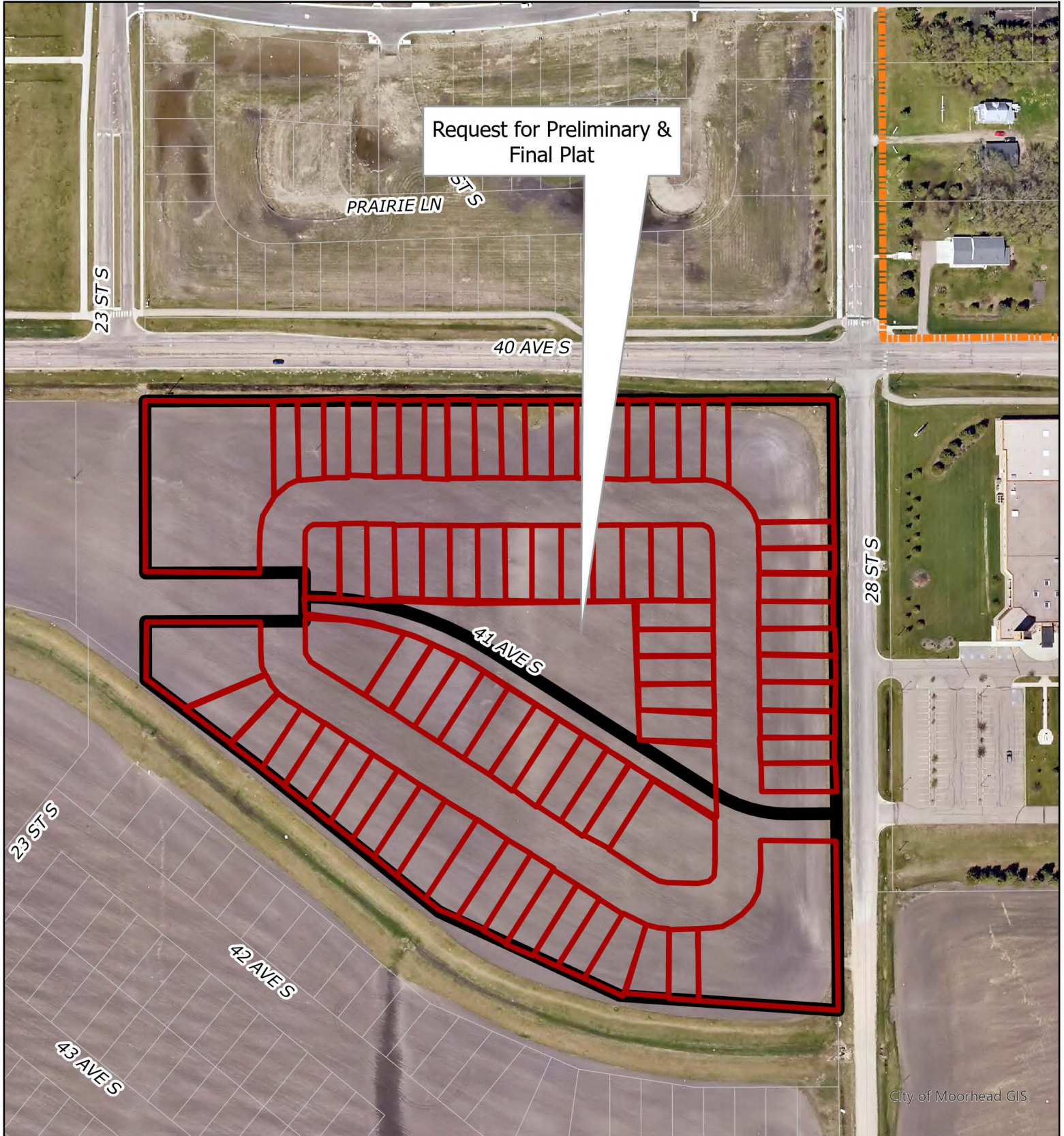
No comments have been received to date.

ATTACHMENTS

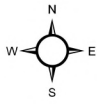
1. General Location Map, Future Land Use Map and Zoning Map
2. Preliminary-Final Plat drawing
3. Notice of Hearing/Parties notified



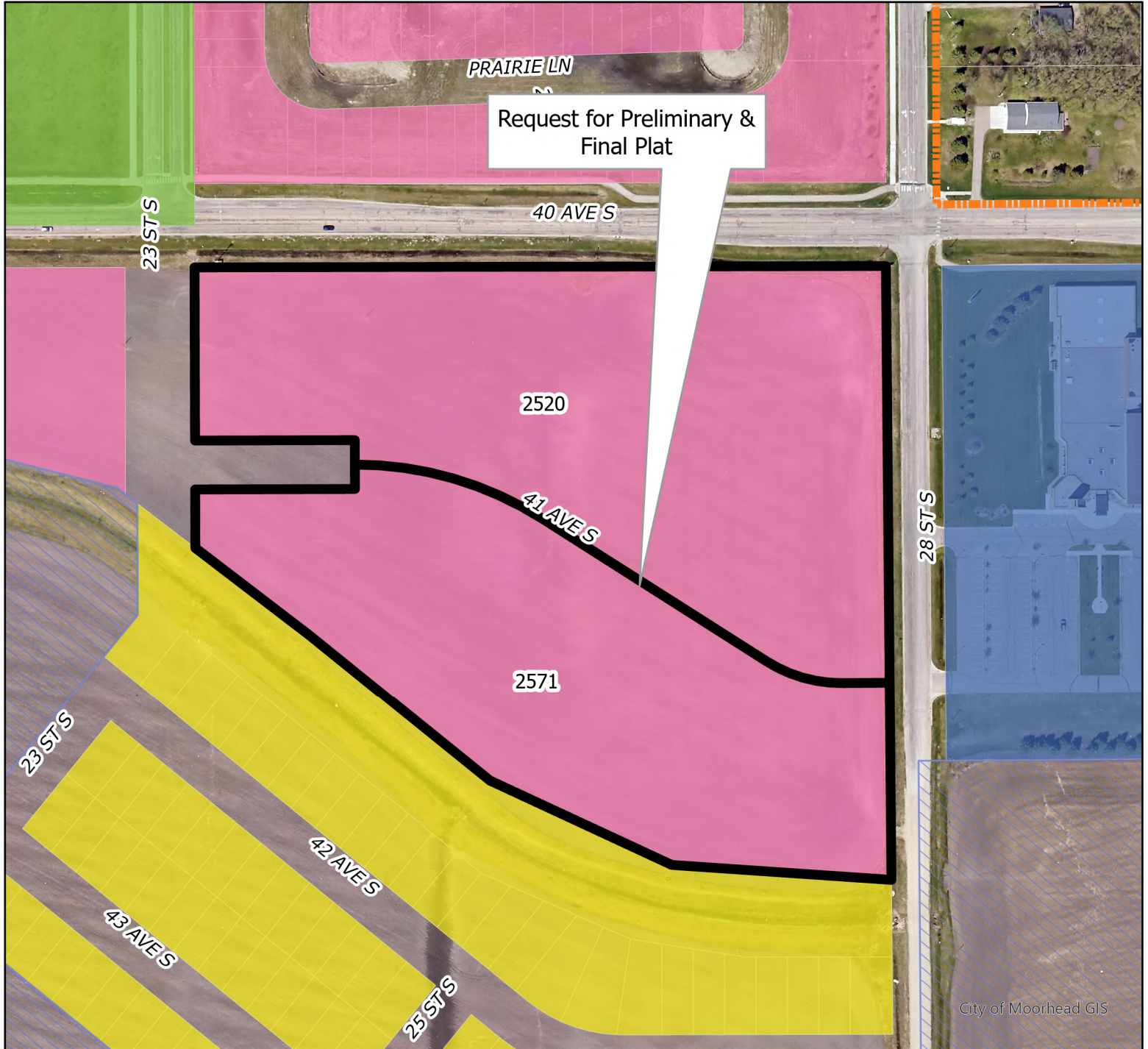
General Location Map
Prairie Parkway 5th Addition
2520 & 2571 41st Ave S
58.625.0060 & 58.652.0070



-  Existing Parcels
-  New Parcels



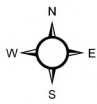
Future Land Use Map Prairie Parkway 5th Addition 2520 & 2571 41st Ave S 58.625.0060 & 58.652.0070



City of Moorhead GIS

2022 Future Land Use

	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits

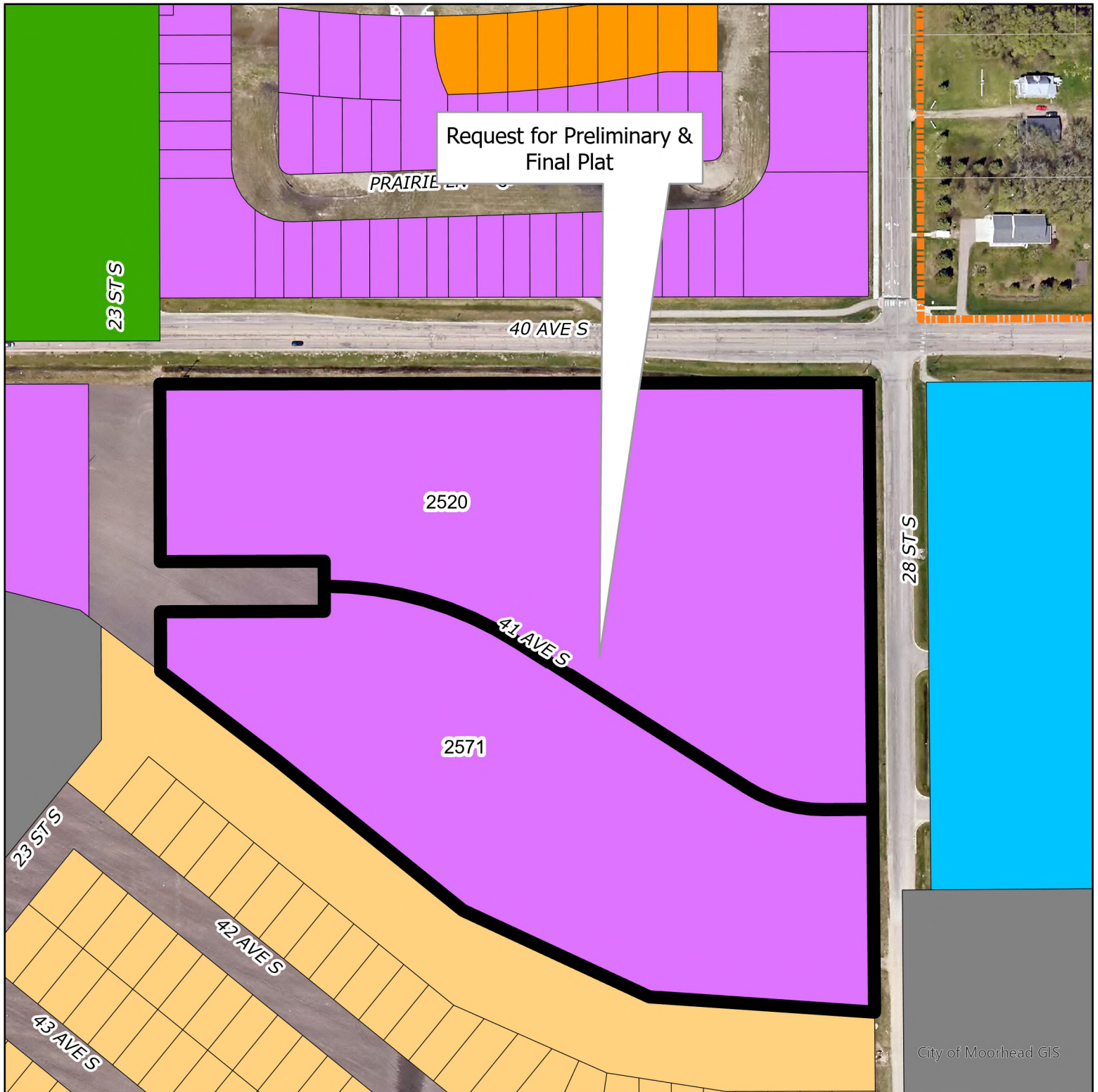


Zoning Map

Prairie Parkway 5th Addition

2520 & 2571 41st Ave S

58.625.0060 & 58.652.0070



City of Moorhead GIS

Zoning District Legend

RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable

PRAIRIE PARKWAY 5th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND PART OF THE VACATED 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION
TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT PRAIRIE PARKWAY II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, OWNER, AND TOWN AND COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, MORTGAGEE OF THAT PART OF LOT 1 BLOCK 2 AND LOT 1, BLOCK 3 OF PRAIRIE PARKWAY 2ND ADDITION, TO THE CITY OF MOORHEAD, COUNTY OF CLAY, STATE OF MINNESOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND THE 41ST AVENUE SOUTH RIGHT OF WAY OF PRAIRIE PARKWAY 2ND ADDITION

SAID OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND SHOWN ON THIS PLAT TO BE SURVEYED AND PLATTED AS PRAIRIE PARKWAY 5th ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA. SAID OWNER ALSO HEREBY DEDICATES AND CONVEYS TO THE PUBLIC, FOR PUBLIC USE, LOT 1, BLOCK 2, ALL RIGHTS OF WAY AND ALL UTILITY EASEMENTS SHOWN ON SAID PLAT. SAID PRAIRIE PARKWAY 5th ADDITION, CONSISTS OF 82 LOTS AND 3 BLOCKs, AND CONTAINS 16.49 ACRES, MORE OR LESS TOGETHER WITH EASEMENTS AND RIGHT OF WAYS OF RECORD.

PRAIRIE PARKWAY II, LLC
BY: JUSTIN BERG
ITS: PRESIDENT

TOWN & COUNTRY CREDIT UNION
BY: CHAD COTA
ITS: VICE PRESIDENT OF BUSINESS LENDING

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JUSTIN BERG, TO ME KNOWN TO BE THE PRESIDENT OF PRAIRIE PARKWAY II, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

STATE OF _____)
COUNTY OF _____)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHAD COTA, TO ME KNOWN TO BE THE VICE PRESIDENT OF BUSINESS LENDING OF TOWN & COUNTRY CREDIT UNION, A NORTH DAKOTA CORPORATION, THAT IS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

SURVEYORS CERTIFICATE

I, COLE A. NESET, PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS PRAIRIE PARKWAY 5th ADDITION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE SHOWN CORRECTLY ON SAID PLAT IN FEET AND HUNDREDTHS OF A FOOT; THAT ALL MONUMENTS ARE OR WILL BE INSTALLED CORRECTLY IN THE GROUND AS SHOWN; AND THAT THE EXTERIOR BOUNDARY LINES ARE CORRECTLY DESIGNATED.

DATED THIS _____ DAY OF _____, 20____.

COLE A. NESET,
PROFESSIONAL LAND SURVEYOR
MINNESOTA LICENSE No. 49984

STATE OF NORTH DAKOTA)
COUNTY OF CASS)SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COLE A. NESET, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

NOTARY PUBLIC, COUNTY: _____ STATE: _____

CITY ENGINEER'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

TOM TROWBRIDGE
CITY ENGINEER

CITY ATTORNEY'S APPROVAL

THIS PLAT IN THE CITY OF MOORHEAD IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

KATHRYN J. McNAMARA
CITY ATTORNEY

CITY PLANNER/PLANNING COMMISSION'S RECOMMENDATION

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS _____ DAY OF _____, 20____, THE PLAT WAS DULY RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL.

ROBIN HUSTON
CITY PLANNER

CITY COUNCIL'S CERTIFICATE

AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF MOORHEAD, MINNESOTA, ON THIS _____ DAY OF _____, 20____, THE PLAT WAS DULY APPROVED.

CHRISTINA RUST
CITY CLERK

CLAY COUNTY AUDITOR-TREASURER'S CERTIFICATE

PURSUANT TO MINNESOTA STATUTES, SECTION 505.21, TAXES PAYABLE IN THE YEAR _____ ON THE LAND HEREINBEFORE DESCRIBED HAVE BEEN PAID AND THERE ARE NO DELINQUENT TAXES. TRANSFER ENTERED THIS _____ DAY OF _____, 20____.

LORI J. JOHNSON, COUNTY AUDITOR-TREASURER
CLAY COUNTY, MINNESOTA

CLAY COUNTY RECORDER'S CERTIFICATE

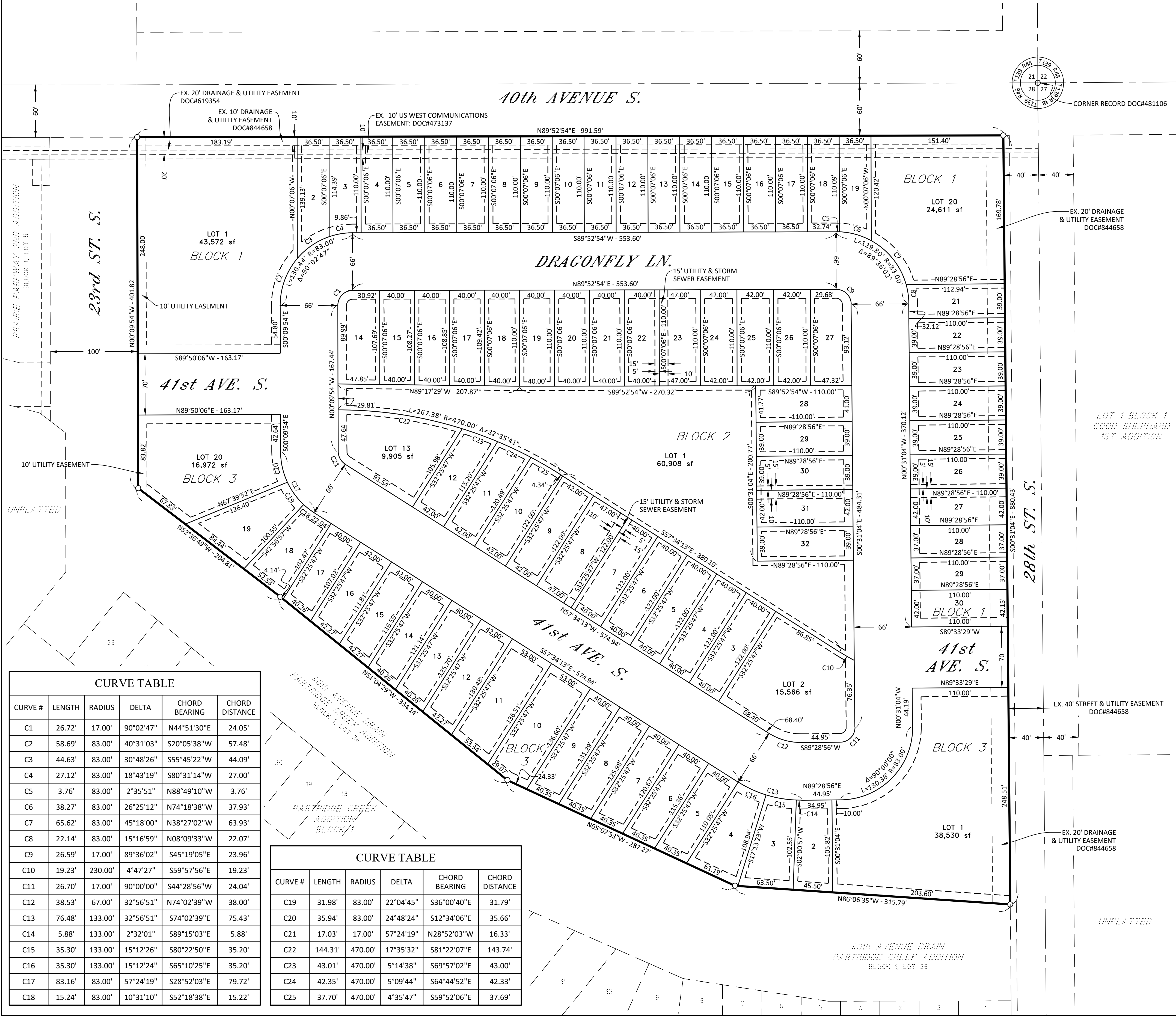
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE FOR RECORD ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK AND WAS DULY RECORDED AS DOCUMENT NUMBER _____.

KIMBERLY S. SAVAGEAU, COUNTY RECORDER
CLAY COUNTY, MINNESOTA

SHEET 1 OF 2

PRAIRIE PARKWAY 5th ADDITION

A REPLAT OF LOT 1, BLOCK 2, LOT 1, BLOCK 3 AND PART OF THE VACATED 41ST AVENUE SOUTH RIGHT OF WAY OF WAY OF PRAIRIE PARKWAY 2ND ADDITION TO THE CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	26.72'	17.00'	90°02'47"	N44°51'30"E	24.05'
C2	58.69'	83.00'	40°31'03"	S20°05'38"W	57.48'
C3	44.63'	83.00'	30°48'26"	S55°45'22"W	44.09'
C4	27.12'	83.00'	18°43'19"	S80°31'14"W	27.00'
C5	3.76'	83.00'	2°35'51"	N88°49'10"W	3.76'
C6	38.27'	83.00'	26°25'12"	N74°18'38"W	37.93'
C7	65.62'	83.00'	45°18'00"	N38°27'02"W	63.93'
C8	22.14'	83.00'	15°16'59"	N08°09'33"W	22.07'
C9	26.59'	17.00'	89°36'02"	S45°19'05"E	23.96'
C10	19.23'	230.00'	4°47'27"	S59°57'56"E	19.23'
C11	26.70'	17.00'	90°00'00"	S44°28'56"W	24.04'
C12	38.53'	67.00'	32°56'51"	N74°02'39"W	38.00'
C13	76.48'	133.00'	32°56'51"	S74°02'39"E	75.43'
C14	5.88'	133.00'	2°32'01"	S89°15'03"E	5.88'
C15	35.30'	133.00'	15°12'26"	S80°22'50"E	35.20'
C16	35.30'	133.00'	15°12'24"	S65°10'25"E	35.20'
C17	83.16'	83.00'	57°24'19"	S28°52'03"E	79.72'
C18	15.24'	83.00'	10°31'10"	S52°18'38"E	15.22'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C19	31.98'	83.00'	22°04'45"	S36°00'40"E	31.79'
C20	35.94'	83.00'	24°48'24"	S12°34'06"E	35.66'
C21	17.03'	17.00'	57°24'19"	N28°52'03"W	16.33'
C22	144.31'	470.00'	17°35'32"	S81°22'07"E	143.74'
C23	43.01'	470.00'	5°14'38"	S69°57'02"E	43.00'
C24	42.35'	470.00'	5°09'44"	S64°44'52"E	42.33'
C25	37.70'	470.00'	4°35'47"	S59°52'06"E	37.69'

BLOCK 1			BLOCK 2			BLOCK 3		
LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	43,572	1.00	1	60,908	1.40	1	38,530	0.88
2	4,539	0.10	2	15,566	0.36	2	4,489	0.10
3	4,054	0.09	3	4,880	0.11	3	5,127	0.12
4	4,015	0.09	4	4,880	0.11	4	5,400	0.12
5	4,015	0.09	5	4,880	0.11	5	4,508	0.10
6	4,015	0.09	6	4,880	0.11	6	4,721	0.11
7	4,015	0.09	7	4,880	0.11	7	4,933	0.11
8	4,015	0.09	8	5,734	0.13	8	5,145	0.12
9	4,015	0.09	9	5,124	0.12	9	5,358	0.12
10	4,015	0.09	10	5,105	0.12	10	7,323	0.17
11	4,015	0.09	11	4,963	0.11	11	7,075	0.16
12	4,015	0.09	12	4,659	0.11	12	5,380	0.12
13	4,015	0.09	13	9,905	0.23	13	4,937	0.11
14	4,015	0.09	14	5,079	0.12	14	4,755	0.11
15	4,015	0.09	15	4,319	0.10	15	4,796	0.11
16	4,015	0.09	16	4,342	0.10	16	4,595	0.11
17	4,015	0.09	17	4,365	0.10	17	4,190	0.10
18	4,015	0.09	18	4,388	0.10	18	4,766	0.11
19	4,151	0.10	19	4,400	0.10	19	6,145	0.14
20	24,611	0.56	20	4,400	0.10	20	16,972	0.39
21	4,311	0.10	21	4,400	0.10			
22	4,290	0.10	22	4,400	0.10			
23	4,290	0.10	23	5,170	0.12			
24	4,290	0.10	24	4,620	0.11			
25	4,290	0.10	25	4,620	0.11			
26	4,290	0.10	26	4,620	0.11			
27	4,620	0.11	27	5,103	0.12			
28	4,070	0.09	28	4,552	0.10			
29	4,070	0.09	29	4,290	0.10			
30	4,628	0.11	30	4,290	0.10			
			31	4,620	0.11			
			32	4,290	0.10			

LEGEND

- MONUMENT SET
- MONUMENT FOUND
- RIGHT OF WAY
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. SECTION LINE
- PROPERTY BOUNDARY LINE
- NEW ROW/PROPERTY LINE
- NEW EASEMENT LINE

SURVEY INFORMATION

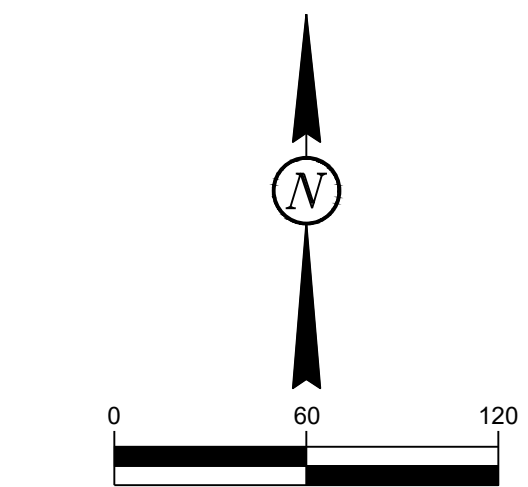
DATE OF SURVEY: 03-25-20

BASIS OF BEARING: CITY OF MOORHEAD COORDINATE SYSTEM - [NAD83(1986) MNDOT CLAY COUNTY COORDINATES].

NOTES

1. TOTAL PLAT ACREAGE = 16.49

2. 41ST AVENUE RIGHT OF WAY TO BE VACATED IN A SEPARATELY RECORDED DOCUMENT IN CONJUNCTION WITH THIS PLAT



SHEET 2 OF 2

5306 51ST AVENUE SOUTH, SUITE A
FARGO, NORTH DAKOTA 58104

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Tuesday, July 14, 2026 at 5:30 pm to consider the following items:

1. Request of Lowry Engineering for Preliminary & Final Plat relating to Prairie Parkway 5th Addition at:
2520 & 2571 41st Ave S – Parcels 58.625.0060 & 58.625.0070 – Lot 1, Block 2 & Lot 1, Block 3 and Vacated portion of 41st Avenue South Right of Way, Prairie Parkway 2nd Addition
2. Request of Houston Engineering for Preliminary & Final Plat and Rezone from TZ: Transitional to RLD-3: Residential Low Density-3 relating to Patridge Creek Second Addition at:
Parcels 58.900.2865, 58.900.2855, 58.590.0770, 58.590.0760, 58.590.0750, 58.590.0740, 58.590.0730, 58.590.0720, 58.590.0710, 58.590.0700, 58.590.0690, 58.590.0680, 58.590.0670, 58.590.0660, 58.590.0650 – Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian, City of Moorhead, Clay County, Minnesota and Lots 1-13, Block 4, Partridge Creek Addition (abbreviated description – full description available by request)
3. Request of Houston Engineering for Rezone from INS: Institutional to MU-2: Neighborhood Mixed Use and Comprehensive Plan Amendment from Institutional to Mixed Use at:
801 10th Ave S – Parcel 58.414.0080
Lots 1-5, 19-25 Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota
1022 8th St S – Parcel 58.414.0130
Lots 13-18, 26, Block 2 and the North 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota
1102 8th St S – Parcel 58.414.0240
Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota (abbreviated descriptions – full descriptions available by request)
4. Request of A. Morris for Zoning Text Amendment related to Off-Street Parking Surfacing in Moorhead City Code, Title 10, Chapter 20.
At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.
If you cannot attend the hearing in person and wish to make a comment, please submit oral or written comments no later than noon the day of the meeting to:
Planning & Zoning, PO Box 779, Moorhead, MN 56561 or contact staff at planning@moorheadmn.gov or 218.299.5374.
The meeting will be live-streamed on the City's YouTube Channel www.youtube.com/moorhead and on Moorhead Community Access Media (MCAM) - Midco Channel 12 or Sparklight Channel 58.
To request this information in a different language, please contact: 218.299.5374
Para solicitar esta información en otro idioma, comuníquese con: 218.299.5374
Ji bo daxwaza vé agahdariyê bi zimanekî din, ji kerema xwe re têkilîyê pêve bikin: 218.299.5374
Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriiir: 218.299.5374
218.299.5374: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Published this 2nd day of July, 2026.

F0702-3

INTERESTED PARTY
4000 28TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3636 28TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56561-0779

INTERESTED PARTY
716 MAIN AVE STE 200
FARGO, ND 58103

INTERESTED PARTY
2832 SHEYENNE ST
WEST FARGO, ND 58078

INTERESTED PARTY
4731 LILAC DR
WEST FARGO, ND 58078

INTERESTED PARTY
2812 40TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1150 W AVENUE
DETROIT LAKES, MN 56501



To: Moorhead Planning Commission
Prepared By: Brittany Cameron, Assistant City Planner
Date: July 14, 2026
Subject: Preliminary & Final Plat & Zoning Map Amendment – Partridge Creek Second Addition – **REVISED**

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Partridge Creek, LLC
REQUESTED ACTIONS	1. Preliminary & Final Plat for Partridge Creek Second Addition 2. Zoning Map Amendment from TZ: Transitional to RLD-3: Residential Low Density-3
PURPOSE	To facilitate 101 lot single-family residential development
ADDRESS/PARCEL NUMBER/LEGAL DESCRIPTION	4151 & 4301 28 th St S 58.900.2865 & 58.900.2855 2305-2477 43 rd Ave S 58.590.0650-0770 Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian and Replat of Block 4, Partridge Creek Addition
COMPREHENSIVE PLAN	Public/Open Space, Medium & High Density Residential
EXISTING ZONING	TZ: Transitional & RLD-3: Residential Low Density-3
PROPOSED ZONING	RLD-3: Residential Low Density-3
EXISTING LAND USE	Vacant/Agriculture & Single-family detached Lots 1-13, Block 4 in Partridge Creek Addition
SURROUNDING LAND USE	North – 40 th Ave Ditch, Vacant Prairie Parkway 2nd Addition lots & 2 Single-Family Residential lots in Moorhead Township South – Vacant/Agriculture and Single-Family Residential lot in Moorhead Township East – Partridge Creek Addition, Water Tower, 28 th St S/ Vacant/Agriculture West – Vacant lots for stormwater pond to serve Partridge Creek Additions
APPLICATION DATE	June 29, 2026
60-DAY DEADLINE FOR ZONING MAP AMENDMENT	August 27, 2026
45-DAY DEADLINE FOR PLAT HEARING	August 7, 2026
LEGAL PUBLICATION DATE	July 2, 2026

BACKGROUND

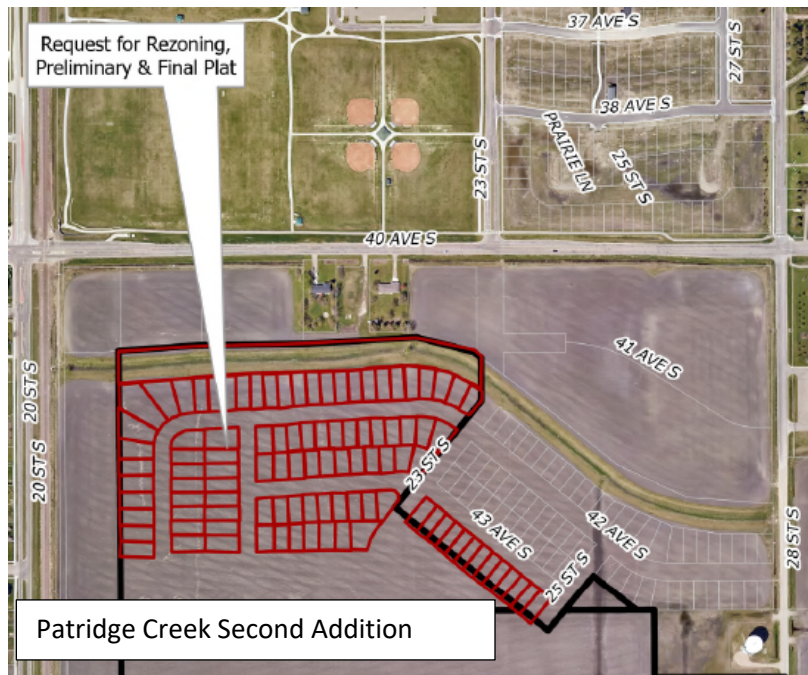
Partridge Creek Second Addition is a 101-lot proposed second phase of the master planned single-family residential development called Partridge Creek. The second addition is located west of the first and also includes a replat of Block 4 in the first to elongate 13 parcels by 20 feet.

The first addition was reviewed/recommended by the Planning Commission on July 15, 2025 and approved by City Council on July 28, 2025. This master planned area has historically been used for agriculture but guided for residential development after being annexed into the city in 2004.

PROPOSAL REVIEW

Context/Uses/Density – This second addition neighborhood will offer low density single-family residential development opportunities.

Park Dedication – Due to the proximity of Southside Regional Park, no parkland will be dedicated with this addition but payment in-lieu fees will be required instead, which will be used for existing park amenities as required by Section 11-5-15-B of the Moorhead Subdivision Ordinance and outlined in the Developer's Agreement. Stormwater pond design will be evaluated to determine if any passive/usable green space is available. If so, park dedication fees will be adjusted and outlined within the Developer's Agreement.



Block 5, Patridge Creek Second Addition will not be counted toward Park Dedication as it has already been included in the first addition.

Sidewalks & Boulevard Trees- Sidewalks and boulevard trees will be required as outlined in the Developer's Agreement.

Access/Streets/Mobility - This addition will include five new public streets.

Access to this area will be available from 28th St S via 42nd Ave S. There will also be a required second permanent access to the south on 28th St S in a future phase of the development, as approved by the City Engineer.

A permanent second access from 28th St S is temporarily waived for this second phase of development with the condition that either:

- A temporary second access (i.e., a gravel road that can accommodate public safety vehicles) must be provided with this second phase of the development, as approved by the City Engineer, or
- A permanent access is provided via 23rd St S with this second phase of development.

Utilities - Municipal utilities will be made available to service the site.

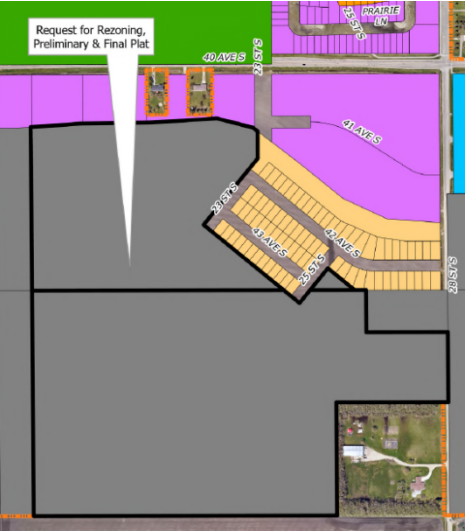
Stormwater – The Minnesota Pollution Control Agency requires the on-site retention of stormwater within wet ponds or other systems before its discharge into surface water. A stormwater retention pond is planned along the western edge of this addition to serve both additions of Patridge Creek.

Easements – Moorhead Public Service requires that all parcels have five-foot interior side yard easements and applicant will provide other additional utility and drainage easements, as needed.

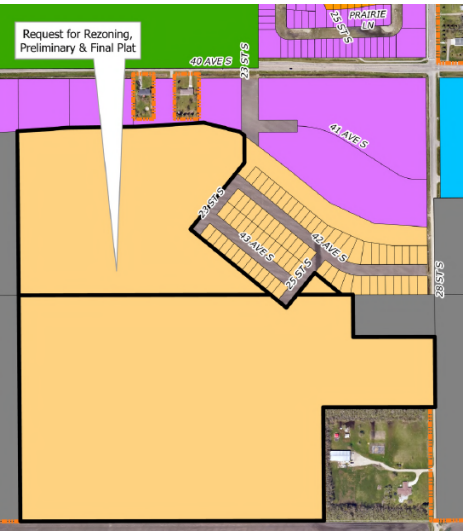
Zoning – A Zoning Map Amendment from TZ: Transitional to RLD-3: Residential Low Density-3 is also required for the proposed addition with the exception of Block 4, Partridge Creek Addition, which is already zoned RLD-3. The proposed Zoning Map Amendment to RLD-3: aligns with existing and planned future development of the area.

The undeveloped parcels are currently zoned TZ, which is used as a placeholder for properties annexed into the city until they are developed. This property was annexed in 2004 as part of a larger annexation.

Current Zoning Map



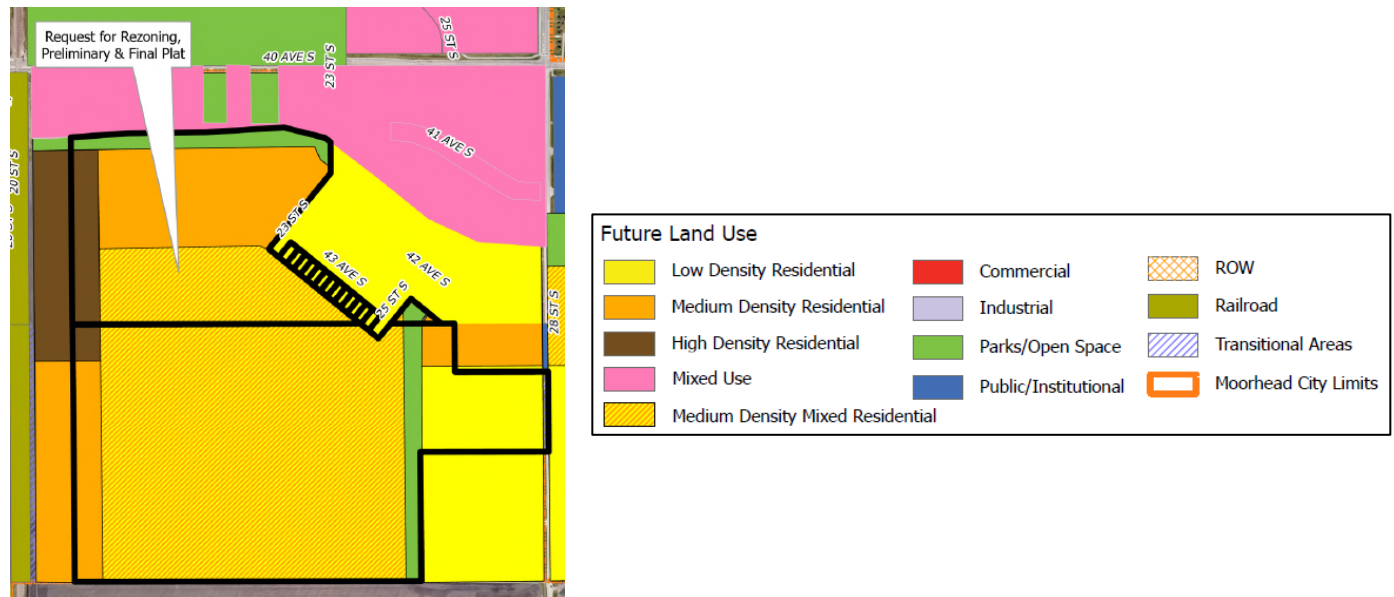
Proposed Zoning Map



Zoning District Legend			
RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable

Comprehensive Plan Conformity – The proposed addition is guided toward medium and high density residential and public open space in the 2022 Onward Moorhead Comprehensive Plan, which conforms with the developer’s plan for a low density residential addition.

Future Land Use Map



POLICY CONSIDERATIONS

The applicant's request requires that the Planning Commission consider the following factors:

1. Does the Zoning Map Amendment request meet the conditions set forth in Title 10, Chapter 3 of the Moorhead City Code?
2. Does the final plat pass the criteria established under Title 11, Chapter 3 of the Moorhead City Code?

CONSIDERATION OF CRITERIA

ZONING MAP AMENDMENT

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
☒ Yes. Proposed use is consistent with 2022 Onward Moorhead Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area;
☒ Yes. Proposed use is compatible with current and future land uses called out in the 2022 Onward Moorhead Comprehensive Plan.
3. The proposed use conforms with all performance standards contained herein (i.e., parking, loading, noise, etc.);
☒ Yes. Proposed use conforms to all performance standards.
4. The proposed use will not have an adverse effect upon the area in which it is proposed;
☒ No adverse effect from the change in use is anticipated.
5. The proposed use will not depreciate the property value of the area in which it is proposed;
☒ No. Proposed use will increase property value as land is converted from agricultural use to residential use.
6. Traffic generation by the proposed use is within the capabilities of streets serving the property;
☒ Yes. Traffic generation will be within the capabilities of the streets serving the property.
7. The proposed use can be accommodated with existing or future public services and facilities including parks, streets, and utilities, and will not overburden the City's service capacity.

- ☒ Yes. Proposed zoning is consistent with the City's proposed growth plan and infrastructure studies. Proposed zoning will not cause adverse impacts to the City's service capacity.

PRELIMINARY & FINAL PLAT

Title 11, Chapter 3 of Moorhead City Code states that the Planning Commission may recommend denial and the Council may deny a subdivision if it makes any of the following findings:

1. Conflicts: That the proposed subdivision is in direct conflict with adopted applicable general and specific comprehensive plans of the city, county, or township;
2. Physical Characteristics: That the physical characteristics of this site, including, but not limited to, topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development, design or use contemplated;
3. Density: That the site is not physically suitable for the proposed density of development;
4. Environmental Damage: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage;
5. Public Health: That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
6. Conflict With Easement: That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgment of a court;
7. Outside Of Boundaries: That the proposed subdivision is outside the boundaries of the city and;
8. The county, township or developer has not certified in writing that they will assume all responsibility for repair and maintenance of dedicated streets until annexed to the city; or
9. The township or county has not certified in writing that it has the capacity for and will provide police and fire protection and on site sewer system inspections to ensure proper installation.
10. Flooding Provisions: That the proposed subdivision, its site, or its design adversely affects the flood carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city.
11. MEQB Policies: The proposed subdivision is inconsistent with the policies of the Minnesota environmental quality board (MEQB), as may be amended, and could adversely impact critical environmental areas or potentially disrupt or destroy historic areas which are designated or officially recognized by the city council in violation of federal and state historical preservation laws.

SUGGESTED ACTIONS

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval of the following to the City Council for Partridge Creek Second Addition:

1. Zoning Map Amendment from TZ: Transitional to RLD-3: Residential Low Density-3 for all parcels except for the former Block 4, Partridge Creek Addition
2. Preliminary & Final Plat for Partridge Creek Second Addition, contingent on the following:
 - A. One access in and out of the development is not permitted. A permanent second access from 28th St S is temporarily waived for this second addition with the condition that either:
 1. A temporary second access (i.e., a gravel road that can accommodate public safety vehicles) must be provided with this second addition, as approved by the City Engineer, or
 2. A permanent access is provided via 23rd St S with this second addition.
 - B. Temporary dead end streets required to have temporary cul-de-sacs.
 - C. A stormwater pond will be constructed on adjacent parcels (58.900.2866 & 58.900.2868) and will need to be completed in advance of or concurrent with the street construction for this addition.

- D. Vacate previously platted 10-foot utility easements along the former rear property lines of Block 4, Partridge Creek Addition.
- E. Either a waiver of Subdivision Code 11-5-7 or a redesign approved by the City Engineer is needed for the 23rd St S/43rd Ave S intersection as it does not currently meet the subdivision requirement for intersection angles to be less than 75 degrees.
- F. Plat Drawing:
 - 1. On page 1, add curve C13 & C14 to curve table.
 - 2. On page 1, add "UNPLATTED" south of 44th Ave S.
 - 3. On page 1, the sum of distances for Lots 25-31, Block 1 do not match the street dimension (0.02' difference).
 - 4. On page 1, curve data appears to be missing from drawing and curve table for Lot 16, Block 4.
 - 5. On page 1 & 2, 21st St S to be renamed 22nd St S.
 - 6. On page 1 & 2, add 5-ft interior side yard utility & drainage easements to all parcels.
 - 7. On page 1 & 2, block boundary dimensions along labeled 21st St S (to be renamed 22nd St S) do not match the sum of the lot dimensions (off by 0.01').
 - 8. On page 2, add 21st St S to most western street south of curve.
 - 9. On page 2, Lot 28, Block 1 rear lot dimensions are being obscured by bearing label.
 - 10. On page 3, correct City Attorney name to Kathryn J. McNamara.
 - 11. On page 3, under City Planner, correct plat name to Partridge Creek Second Addition.
 - 12. On page 3, legal description must begin from a PLSS corner, rather than a corner of the previous plat.
- G. Additional utility and drainage easements shall be provided, as needed.
- H. Applicant/Owner shall enter into a developer's agreement with the City of Moorhead.
- I. Applicant/Owner to receive all required federal, state and local permits.

PUBLIC NOTIFICATION & COMMENTS

Notification:

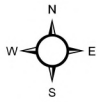
Required notification was published in The FM Extra on July 2, 2026 and mailed to adjacent property owners within 350 feet of the site.

Comments:

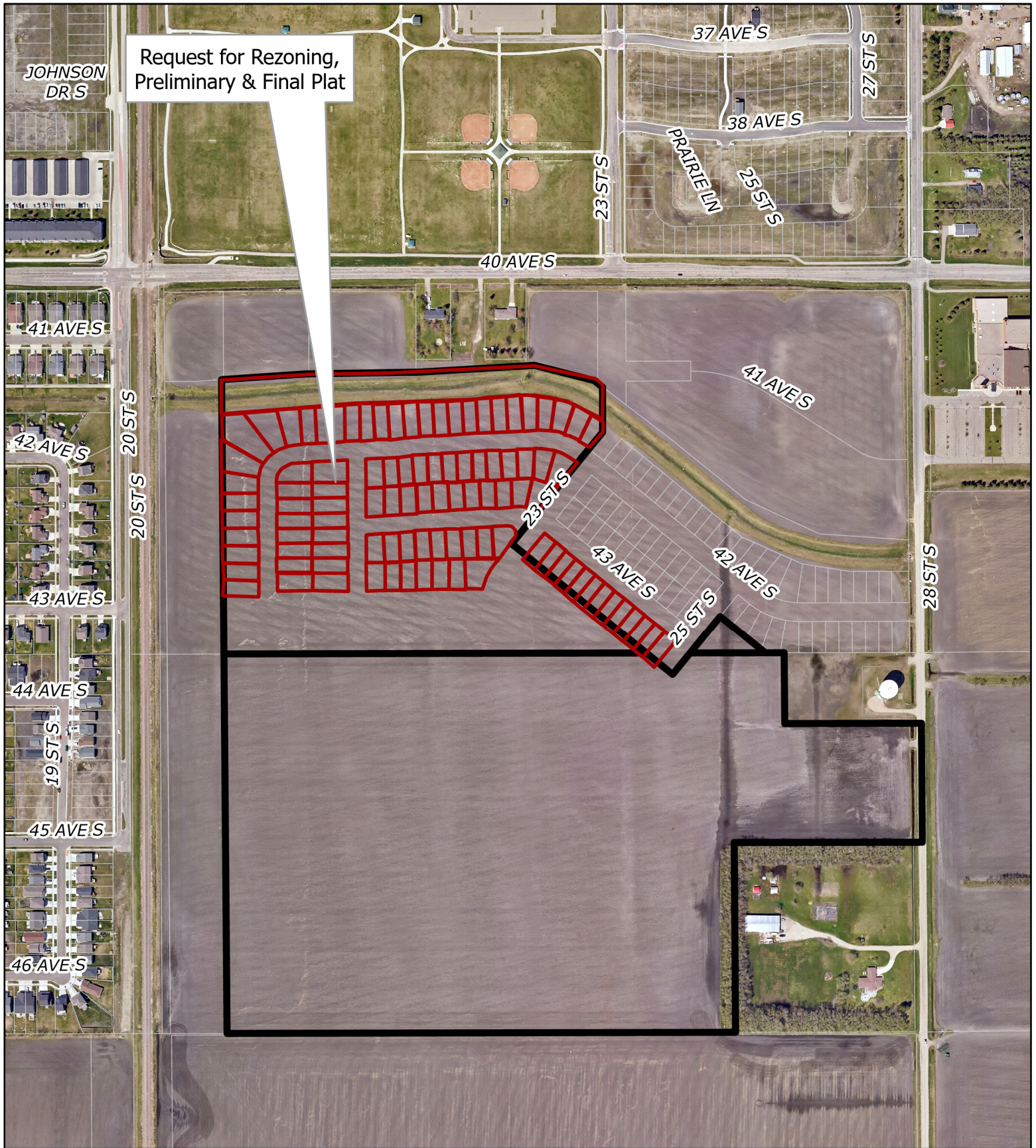
No comments have been received to date.

ATTACHMENTS

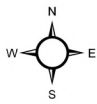
- 1. General Location Map, Future Land Use Maps and Zoning Maps
- 2. Preliminary-Final Plat drawing
- 3. Notice of Hearing/Parties notified



General Location Map Partridge Creek Second Addition 58.900.2865, 58.900.2855 & Block 4 of Partridge Creek Addition



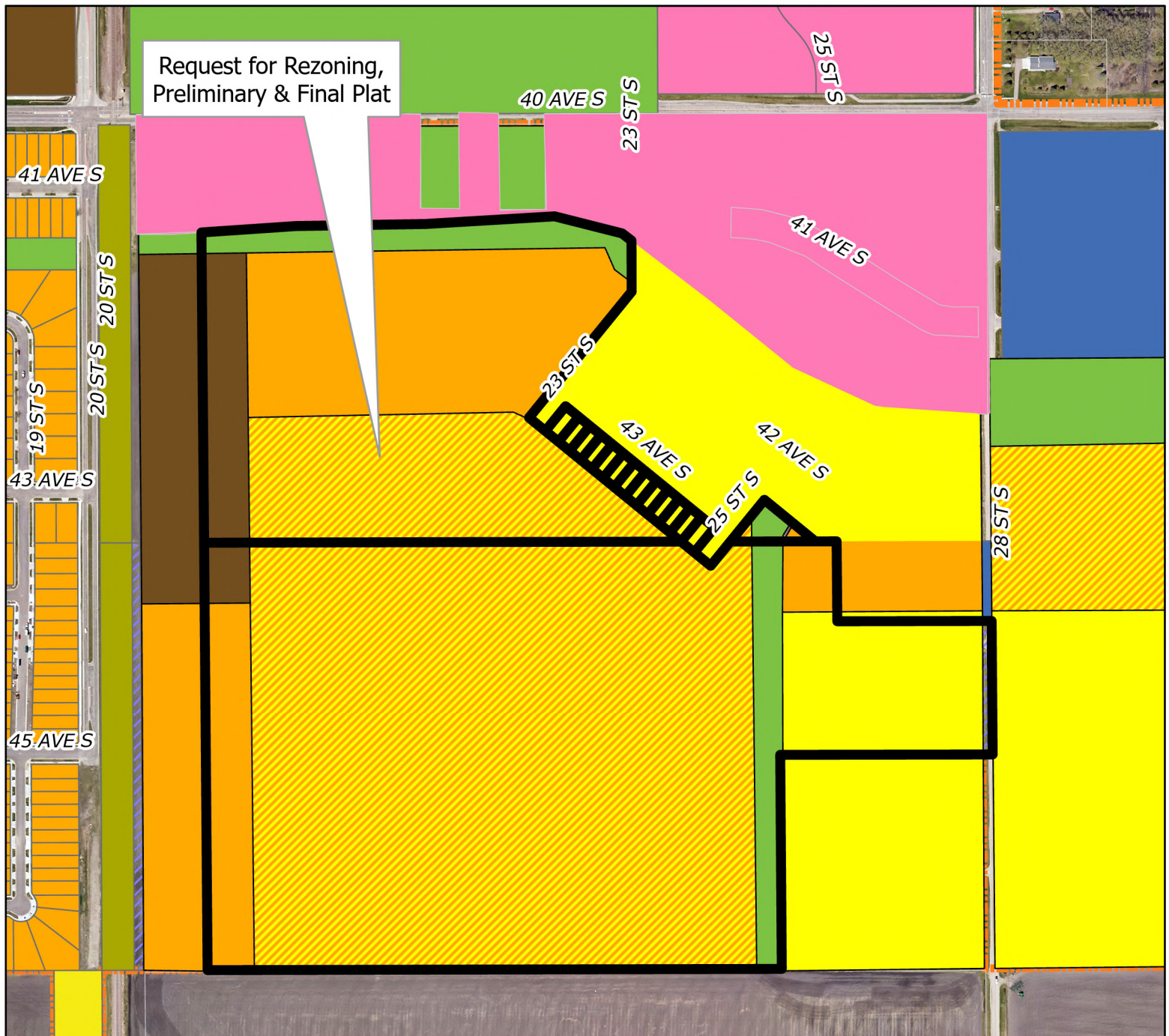
-  Existing Parcels
-  New Parcels



Future Land Use Map

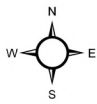
Partridge Creek Second Addition

58.900.2865, 58.900.2855 & Block 4 of Partridge Creek Addition



Future Land Use

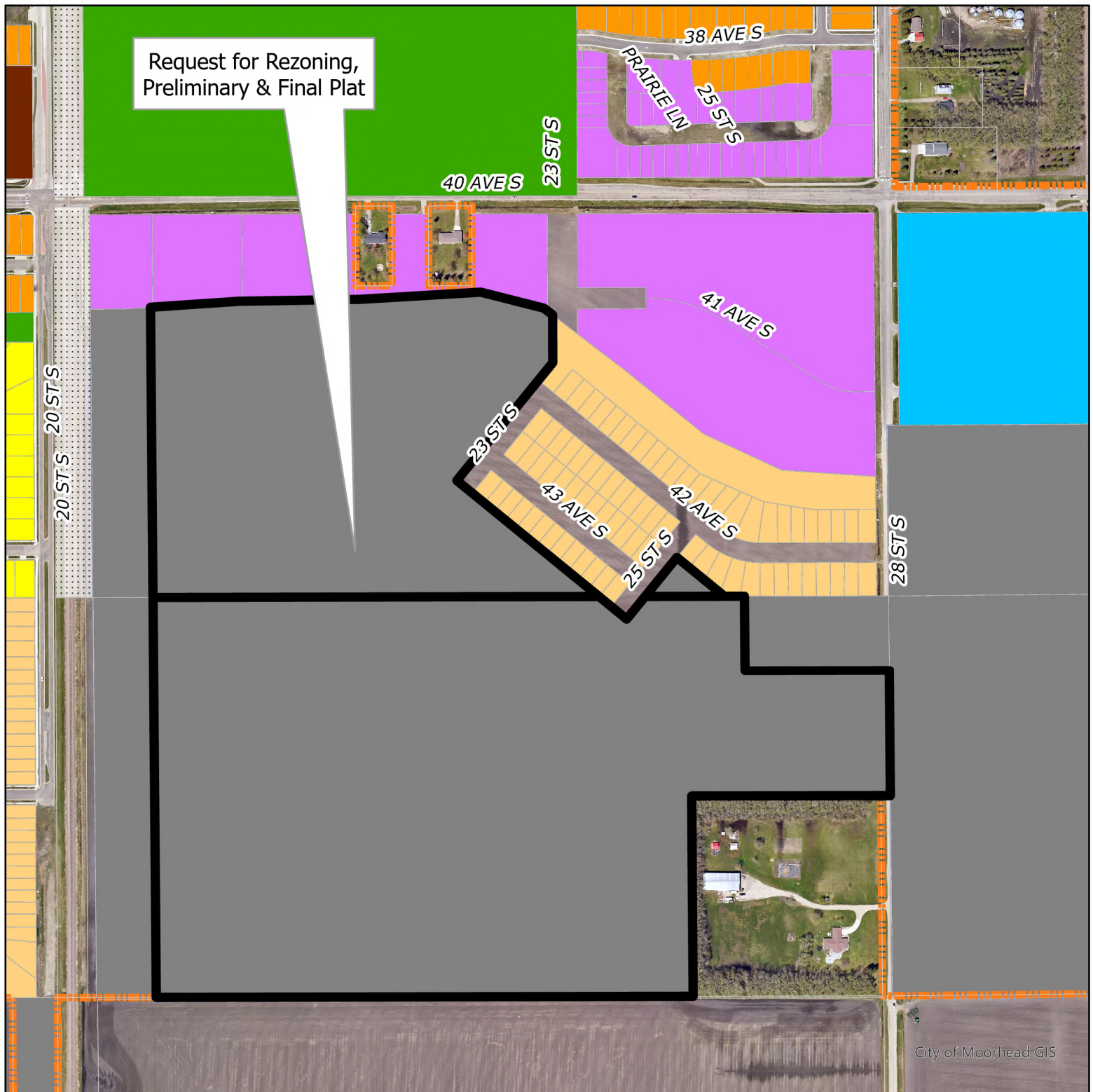
	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits
	Medium Density Mixed Residential				



Current Zoning Map

Partridge Creek Second Addition

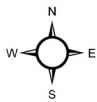
58.900.2865, 58.900.2855 & Block 4 of Partridge Creek Addition



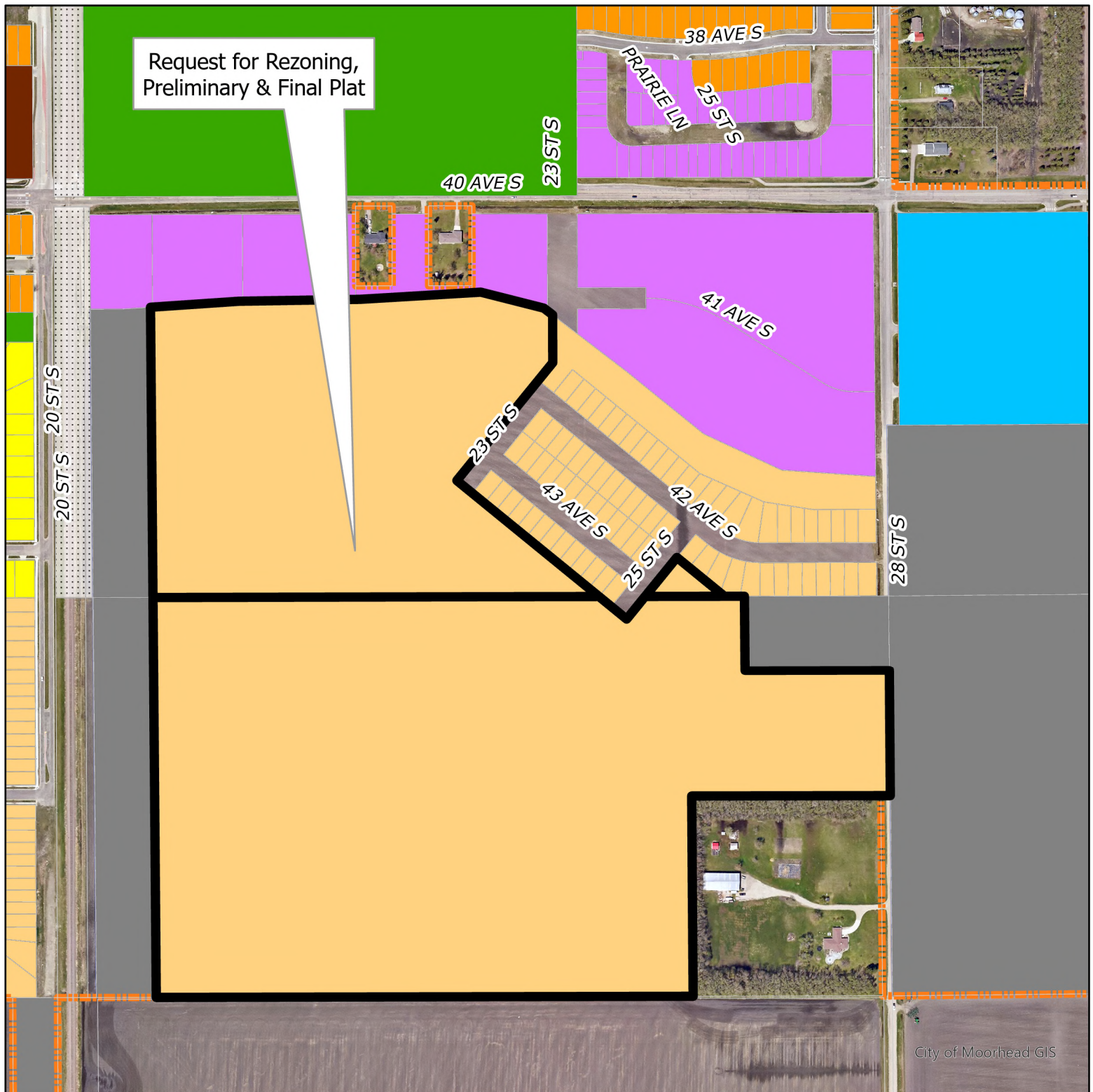
City of Moorhead GIS

Zoning District Legend

RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable



Proposed Zoning Map Partridge Creek Second Addition 58.900.2865, 58.900.2855 & Block 4 of Partridge Creek Addition



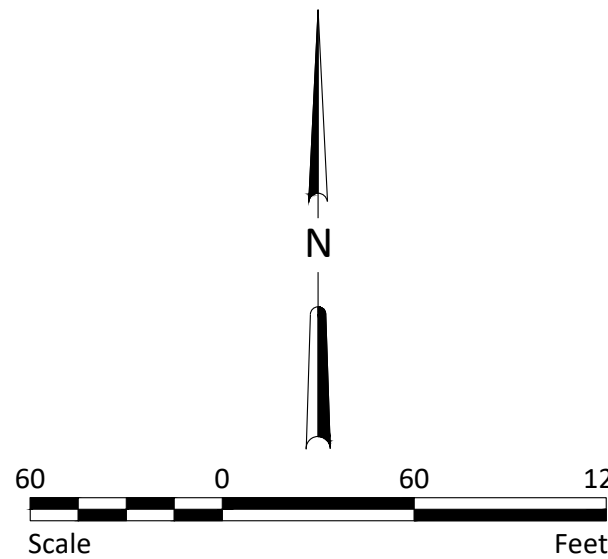
City of Moorhead GIS

Zoning District Legend

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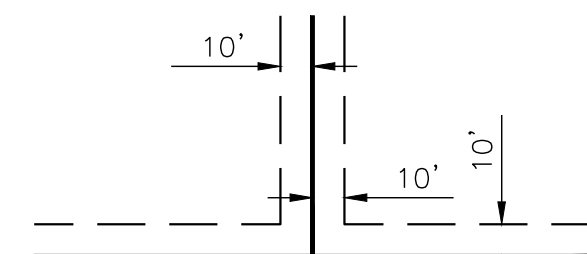
PARTRIDGE CREEK SECOND ADDITION

BEING A PLAT OF PART OF THE
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 139 NORTH, RANGE 48 WEST, 5th P.M.
AND A REPLAT OF BLOCK 4, PARTRIDGE CREEK ADDITION
CITY OF MOORHEAD,
CLAY COUNTY, MINNESOTA



LEGEND

- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- RECORDED DISTANCE (100.00')
- MEASURED DISTANCE 100.01'
- RECORDED BEARING (S00°18'02"E)
- MEASURED BEARING S00°18'02"E
- VACATED UTILITY EASEMENT (DOCUMENT NO. ???)
- BEARINGS SHOWN ARE BASED ON MOORHEAD GIS HORIZONTAL DATUM.



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED ON THE PLAT.

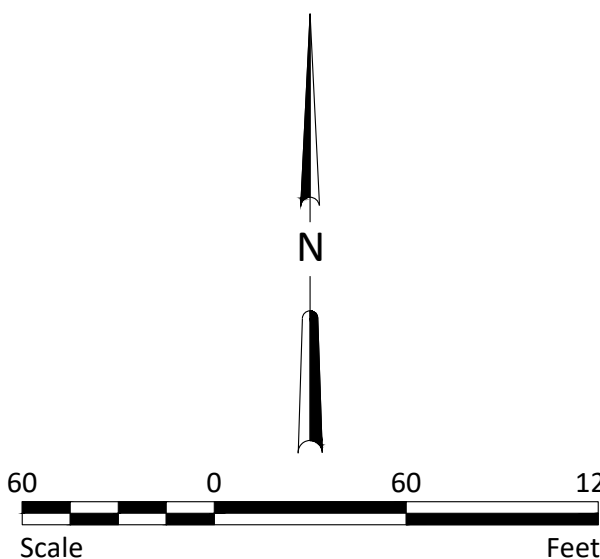
UTILITY EASEMENTS
ARE SHOWN THUS

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	43.93	283.00	8°53'36"	N55°17'34"W
C2	54.01	283.00	10°56'08"	N65°12'26"W
C3	52.24	283.00	10°34'38"	N75°57'49"W
C4	47.74	283.00	9°39'58"	N86°05'07"W
C5	12.07	283.00	2°26'40"	S87°51'33"W
C6	26.74	133.00	11°31'12"	S80°52'37"W
C7	51.66	133.00	22°15'17"	S63°59'22"W
C8	51.66	133.00	22°15'17"	S41°44'05"W
C9	51.66	133.00	22°15'21"	S19°28'46"W
C10	20.53	133.00	8°50'42"	S03°55'45"W
C11	88.95	217.00	23°29'07"	N62°32'56"W
C12	72.23	217.00	19°04'18"	N83°49'38"W
C13	31.54	30.00	60°13'54"	S69°17'06"W
C14	69.39	30.00	132°31'55"	S27°05'49"E

PRELIMINARY PLAT

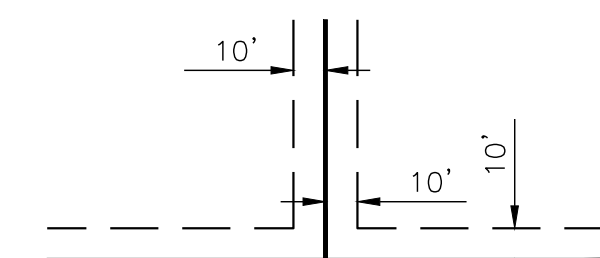
PARTRIDGE CREEK SECOND ADDITION

BEING A PLAT OF PART OF THE
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 139 NORTH, RANGE 48 WEST, 5th P.M.
AND A REPLAT OF BLOCK 4, PARTRIDGE CREEK ADDITION
CITY OF MOORHEAD,
CLAY COUNTY, MINNESOTA



LEGEND

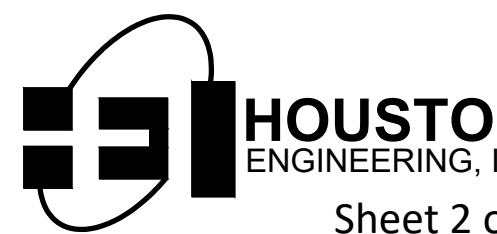
- IRON MONUMENT FOUND
- 1/2" I.D. PIPE SET
- RECORDED DISTANCE (100.00')
- MEASURED DISTANCE 100.01'
- RECORDED BEARING (S00°18'02"E)
- MEASURED BEARING S00°18'02"E
- VACATED UTILITY EASEMENT (DOCUMENT NO. ???)
- BEARINGS SHOWN ARE BASED ON MOORHEAD GIS HORIZONTAL DATUM.



BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED ON THE PLAT.

UTILITY EASEMENTS
ARE SHOWN THUS

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	43.93	283.00	8°53'36"	N55°17'34"W
C2	54.01	283.00	10°56'08"	N65°12'26"W
C3	52.24	283.00	10°34'38"	N75°57'49"W
C4	47.74	283.00	9°39'58"	N86°05'07"W
C5	12.07	283.00	2°26'40"	S87°51'33"W
C6	26.74	133.00	11°31'12"	S80°52'37"W
C7	51.66	133.00	22°15'17"	S63°59'22"W
C8	51.66	133.00	22°15'17"	S41°44'05"W
C9	51.66	133.00	22°15'21"	S19°28'46"W
C10	20.53	133.00	8°50'42"	S03°55'45"W
C11	88.95	217.00	23°29'07"	N62°32'56"W
C12	72.23	217.00	19°04'18"	N83°49'38"W
C13	31.54	30.00	60°13'54"	S69°17'06"W
C14	69.39	30.00	132°31'55"	S27°05'49"E



Sheet 2 of 3
Project No. 9004-0023

PRELIMINARY PLAT

44th AVE. S.

43rd AVE. S.

BLOCK 3

BLOCK 2

42nd AVE. S.

BLOCK 1

40th AVENUE DRAIN

BLOCK 4

BLOCK 5

PARTRIDGE CREEK SECOND ADDITION

BEING A PLAT OF PART OF THE
NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 139 NORTH, RANGE 48 WEST, 5th P.M.
AND A REPLAT OF BLOCK 4, PARTRIDGE CREEK ADDITION
CITY OF MOORHEAD,
CLAY COUNTY, MINNESOTA

Owner's Certificate, Dedication, And Acknowledgement:

Know All Persons By These Presents: That Partridge Creek, LLC, a North Dakota limited liability company, is the owner and proprietor, and Bank Forward, is the mortgagee, of part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian and Block 4, Partridge Creek Addition, City of Moorhead, Clay County, Minnesota, described as follows:

Beginning at the northwest corner of Partridge Creek Addition to the City of Moorhead, on file at the Clay County Recorder's Office; thence South 00°09'54" East, along the westerly line of said Partridge Creek Addition, for a distance of 159.50 feet; thence South 39°10'09" West, along the westerly line of said Partridge Creek Addition, for a distance of 508.41 feet to the most westerly corner of said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most westerly corner of Block 4, said Partridge Creek Addition; thence North 39°10'09" East, along the northwesterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most northerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the northeasterly line of Block 4, said Partridge Creek Addition, for a distance of 601.28 feet to the most easterly corner of Block 4, said Partridge Creek Addition; thence South 39°10'09" West, along the southeasterly line of Block 4, said Partridge Creek Addition, for a distance of 100.00 feet to the most southerly corner of Block 4, said Partridge Creek Addition; thence South 50°49'51" East, along the southwesterly line of said Partridge Creek Addition, for a distance of 66.00 feet to the most southerly corner of said Partridge Creek Addition; thence South 39°10'09" West for a distance of 20.00 feet; thence North 50°49'51" West for a distance of 667.28 feet; thence South 39°10'09" West for a distance of 52.88 feet to a point of tangential curve to the left, having a radius of 267.00 feet; thence southwesterly, along said curve, for a distance of 141.49 feet, having a central angle of 30°21'48"; thence South 89°28'53" West for a distance of 842.51 feet; thence North 00°29'36" West for a distance of 44.03 feet; thence North 90°00'00" West for a distance of 125.00 feet to a point of intersection with the easterly line of the West 200.00 feet of said Northeast Quarter; thence North 00°29'36" West, along with the easterly line of the West 200.00 feet of said Northeast Quarter, for a distance of 768.71 feet to a point of intersection with the southerly line of Prairie Parkway 2nd Addition to the City of Moorhead, on file at said Recorder's Office; thence North 86°07'29" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 298.11 feet; thence North 89°05'35" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 405.07 feet; thence North 86°36'15" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 404.46 feet; thence South 75°48'17" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 217.74 feet; thence South 52°36'49" East, along the southerly line of said Prairie Parkway 2nd Addition, for a distance of 37.21 feet to the true point of beginning.

Said tract contains 24.096 acres, more or less.

And that the owner has caused the above described tract of land to be surveyed and platted as **Partridge Creek Second Addition** to the City of Moorhead, Minnesota, and does hereby dedicate and convey to the said City of Moorhead, and to the public, for public use, the public ways and the utility easements shown on the plat.

Owner:
Partridge Creek, LLC, a North Dakota limited liability company

Richard R. Jordahl, Member

State of _____)
County of _____)ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared Richard R. Jordahl, Member of Partridge Creek, LLC, a North Dakota limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of said limited liability company.

Notary public: _____

Mortgagee:
Bank Forward

Signature

Printed Name & Title

State of _____)
County of _____)ss

On this _____ day of _____, 20____, before me, a notary public within and for said county and state, personally appeared

_____(name),
_____(title),

with Bank Forward, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed same on behalf of Bank Forward.

Notary public: _____

Surveyor's Certificate and Acknowledgement:

I hereby certify that this plat of **Partridge Creek Second Addition** is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as of the date of the surveyor's certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat. I further certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.

Curtis A. Skarphol, Licensed Land Surveyor
Minnesota License No. 42303

State of North Dakota _____)
County of Cass _____)ss

The foregoing instrument was acknowledged before me this

_____ day of _____, 20____, by Curtis A. Skarphol, Licensed Land Surveyor.

Notary public: _____

City Engineer's Approval:

Tom Trowbridge, City Engineer
City of Moorhead, Minnesota

City Attorney's Approval:

City Attorney approves as to form and content.

John T. Shockley, City Attorney
City of Moorhead, Minnesota

City Planner/Planning Commission's Recommendation:

At a regular meeting of the planning commission of the City of Moorhead, Minnesota, on this _____ day of _____, 20____, the plat of **Partridge Creek Addition** to the City of Moorhead, Minnesota, was duly recommended for approval to the city council.

Robin Huston, City Planner
City of Moorhead, Minnesota

City Council's Certificate:

At a regular meeting of the city council of the City of Moorhead, Minnesota, on this _____ day of _____, 20____, the plat of **Partridge Creek Second Addition** to the City of Moorhead, Minnesota, was duly approved.

Christina Rust, City Clerk
City of Moorhead, Minnesota

Clay County Auditor-Treasurer's Certificate:

Pursuant to Minnesota Statutes, Section 505.021, taxes payable in the year 20____ on the land hereinbefore described have been paid and there are no delinquent taxes. Transfer entered this _____ day of _____, 20____.

Lori J. Johnson, County Auditor-Treasurer
Clay County, Minnesota

Clay County Recorder's Certificate:

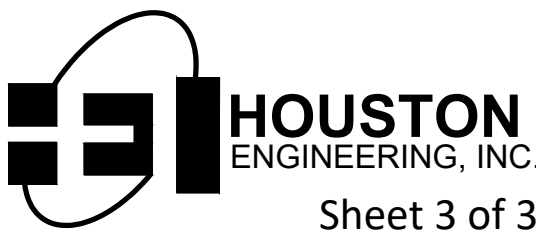
State of Minnesota _____)
County of Clay _____)ss

Filed for record this _____ day of _____, 20____, at _____ o'clock____.m., C__T.

Document No: _____

Kimberly S. Savageau, County Recorder
Clay County, Minnesota

PRELIMINARY PLAT



Sheet 3 of 3
Project No. 9004-0023

Public Hearing Notice

Notice is hereby given that the Planning Commission of the City of Moorhead will hold a Public Hearing at the Hjemkomst Center Auditorium, 202 1st Ave N, on Tuesday, July 14, 2026 at 5:30 pm to consider the following items:

1. Request of Lowry Engineering for Preliminary & Final Plat relating to Prairie Parkway 5th Addition at:
2520 & 2571 41st Ave S – Parcels 58.625.0060 & 58.625.0070 – Lot 1, Block 2 & Lot 1, Block 3 and Vacated portion of 41st Avenue South Right of Way, Prairie Parkway 2nd Addition
2. Request of Houston Engineering for Preliminary & Final Plat and Rezone from TZ: Transitional to RLD-3: Residential Low Density-3 relating to Patridge Creek Second Addition at:
Parcels 58.900.2865, 58.900.2855, 58.590.0770, 58.590.0760, 58.590.0750, 58.590.0740, 58.590.0730, 58.590.0720, 58.590.0710, 58.590.0700, 58.590.0690, 58.590.0680, 58.590.0670, 58.590.0660, 58.590.0650 – Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian, City of Moorhead, Clay County, Minnesota and Lots 1-13, Block 4, Partridge Creek Addition (abbreviated description – full description available by request)
3. Request of Houston Engineering for Rezone from INS: Institutional to MU-2: Neighborhood Mixed Use and Comprehensive Plan Amendment from Institutional to Mixed Use at:
801 10th Ave S – Parcel 58.414.0080
Lots 1-5, 19-25 Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota
1022 8th St S – Parcel 58.414.0130
Lots 13-18, 26, Block 2 and the North 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota
1102 8th St S – Parcel 58.414.0240
Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota (abbreviated descriptions – full descriptions available by request)
4. Request of A. Morris for Zoning Text Amendment related to Off-Street Parking Surfacing in Moorhead City Code, Title 10, Chapter 20.
At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.
If you cannot attend the hearing in person and wish to make a comment, please submit oral or written comments no later than noon the day of the meeting to:
Planning & Zoning, PO Box 779, Moorhead, MN 56561 or contact staff at planning@moorheadmn.gov or 218.299.5374.
The meeting will be live-streamed on the City's YouTube Channel www.youtube.com/moorhead and on Moorhead Community Access Media (MCAM) - Midco Channel 12 or Sparklight Channel 58.
To request this information in a different language, please contact: 218.299.5374
Para solicitar esta información en otro idioma, comuníquese con: 218.299.5374
Ji bo daxwaza vé agahdariyê bi zimanekî din, ji kerema xwe re têkilîyê pêve bikin: 218.299.5374
Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xiriiir: 218.299.5374
218.299.5374: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Published this 2nd day of July, 2026.

F0702-3

INTERESTED PARTY
1944 L ROAD
MINDEN, NE 68959

INTERESTED PARTY
3636 28TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 779
MOORHEAD, MN 56561-0779

INTERESTED PARTY
716 MAIN AVE STE 200
FARGO, ND 58103

INTERESTED PARTY
2832 SHEYENNE ST
WEST FARGO, ND 58078

INTERESTED PARTY
6498 40TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2073 40TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
4435 28TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
2129 40TH AVE S
MOORHEAD, MN 56560



To: Moorhead Planning Commission
Prepared By: Ethan Johnk, Assistant City Planner
Date: July 14, 2026
Subject: Zoning Map and Comprehensive Plan Amendments – 801 10th Ave S, 1022 8th St S, and 1102 8th St S

PLANNING COMMISSION REPORT

GENERAL INFORMATION

APPLICANT	Houston Engineering, on behalf of Concordia College
REQUESTED ACTION	1. Zoning Map Amendment from INS: Institutional to MU-2: Neighborhood Mixed Use 2. Comprehensive Plan Amendment from Public/Institutional to Mixed Use
PURPOSE	To facilitate redevelopment of an existing campus site for mixed uses
ADDRESS/PARCEL NUMBER/LEGAL	<u>801 10th Ave S</u> 58.414.0080 Lots 1-5, 19-25, Block 2, Lanes Addition <u>1022 8th St S</u> 58.414.0130 Lots 13-16, 26, Block 2 and the North 40 feet of vacated 11 th Ave S, Lanes Addition <u>1102 8th St S</u> 58.414.0240 Lots 14-19, Block 3 and the South 40 feet of vacated 11 th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota
CURRENT COMPREHENSIVE PLAN	Public/Institutional
PROPOSED COMPREHENSIVE PLAN	Mixed Use
CURRENT ZONING	INS: Institutional
PROPOSED ZONING	MU-2: Neighborhood Mixed Use
EXISTING LAND USE	Former Concordia Boe-Olsen Apartments (18 units), Advancement Center & 3 (4-unit) apartment buildings
SURROUNDING LAND USE	North: 10 th Ave S / Residential West: Hwy 75 / Concordia Campus (non-housing) South: 12 th Ave S / Concordia Welcome Center East: Residential
APPLICATION DATE/60-DAY DEADLINE	June 29, 2026 / August 27, 2026
PUBLICATION DATE	July 2, 2026

BACKGROUND

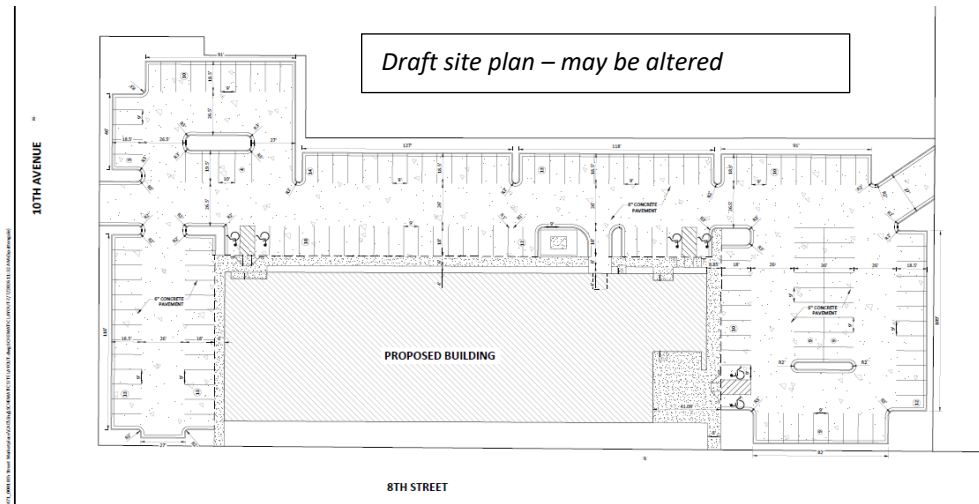
The Concordia College campus properties at 801 10th Ave S, 1022 8th St S, and 1102 8th St S are zoned INS: Institutional and have historically served as student apartments and administrative offices, with the apartments built in the 1960s and 1970s, and the office built in 1991.

The buildings on this site no longer meet the needs of Concordia so they are proposing to redevelop the site with new student housing and commercial services to better serve both the student body and community at large, requiring the Zoning Map and Comprehensive Plan Amendments.

PROPOSAL REVIEW

Context/Uses/Density – MU-2: Neighborhood Mixed Use permits both commercial and multi-family uses. It does not have a maximum density requirement for multi-family dwelling units so the site itself

will guide the number of dwelling and commercial units as parking will be limited to what is available on the approximately 2.3 acre site, with some shared parking for dwelling units on the greater campus.



MU-2 is the most restrictive mixed use/commercial zoning district in the city because it is adjacent to low and medium density residential neighborhoods. All permitted uses are to be considered “neighborhood-friendly” like small retail, offices, non-drive through fast-food restaurants, assisted living, daycares, hair salons/barbers, religious institutions, coffee shops/cafes, etc.

Access/Streets/Mobility – Access to the site is available from 10th Ave S and 12th Ave S through Welcome Center site. The site is also accessible by MATBUS Route 1 and the 12th Ave S multi-use path.

Utilities – Municipal utilities are available to the site.

Zoning – These properties have been zoned INS: Institutional for some time. Permitted uses in the INS district are typically related to schools, religious organizations, service-based facilities or local governments. Also, any permitted uses in the zoning district in effect immediately prior to the property being zoned INS are also permitted.

The 1971 Boe-Olsen Apartments site has been owned by Concordia since at least 1960, when it had multi-family zoning. Concordia purchased the office building in 1996, while it was commercially zoned. The 1960 apartments were privately-owned until 2001, with multi-family zoning. At some point, these parcels were converted to INS zoning and future land use as they became a part of the greater Concordia campus while the underlying multi-family and commercial zoning remained intact for the parcels. Because the three parcels have now been combined and underlying commercial zoning was only attributed to 1022 8th St S (middle parcel), rezoning from INS to Mixed Use is still needed to redevelop the site.

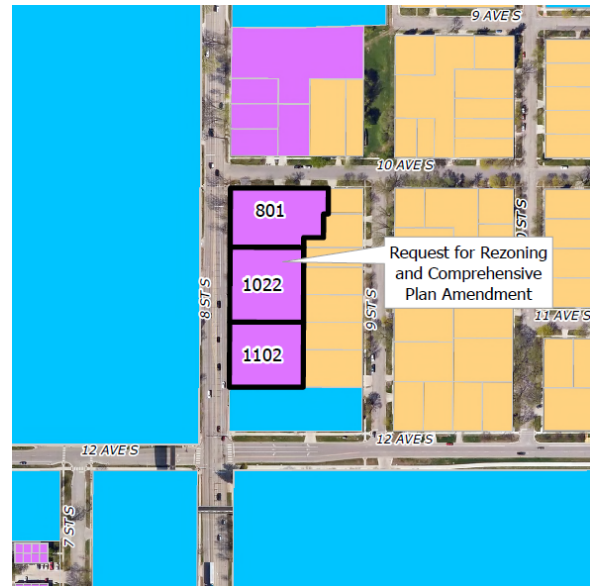
The proposed rezoning to MU-2: Neighborhood Mixed Use provides an opportunity for Concordia to both add more student housing on campus and also open the site non-student specific commercial uses. If the commercial services were only to serve students, the zoning map/comprehensive plan amendments would not be required. The commercial uses have not been finalized but will meet MU-2: Neighborhood Mixed Use requirements.

The proposed zoning for these parcels will also be in line with other MU-2 zoning in the area and does not exceed the half-block mixed use zoning district parameters guided by neighborhood comments when the MU-2 zoning district was created along the 8th St S college campus corridor.

Current Zoning Map



Proposed Zoning Map



Zoning District Legend			
RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable

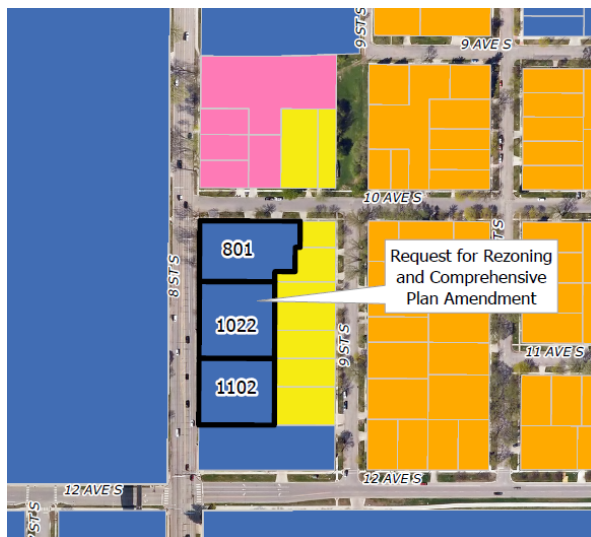
Zoning Comparison	
INS: Institutional <i>(chapter updates pending)</i>	MU-2: Neighborhood Mixed Use
The purpose of the INS: Institutional zoning district is intended to accommodate facilities capable of providing services to large groups in a campus-like setting as the district should encourage institutions to plan long range for geographical expansion, providing surrounding property owners with information as to those plans.	The purpose of the MU-2: Neighborhood Mixed Use zoning district is to promote a land use pattern that establishes various neighborhood-serving retail and service uses and a mix of low, medium and high-density residential uses. The MU-2 district encourages development that is harmonious with the character of the area in which it is located.
Permitted Uses	
Any permitted uses in the zoning district in effect immediately prior to the property being zoned Institutional. Yard and setback requirements for these uses shall be the same as were in effect for that property immediately prior to the property being zoned Institutional.	Single-family, two-family, multi-family (3 or more units) residential
Colleges, universities and other postsecondary institutions of higher education, including all facilities customarily located on such campuses, but excluding campus organizations.	Campus organizations, community theatre/arts centers/museums, libraries
Elementary through secondary schools	Public or private schools: Primary, Secondary, Collegiate
Essential services	Small retail, banks, offices, clinics – all without drive-throughs
Hospitals, nursing homes, dependent care facilities and retirement homes	Assisted living and service-based facilities
Licensed preschool, childcare centers, and facilities that provide residential and nonresidential programs	In home childcare & childcare centers

Publicly owned governmental or cultural buildings, including, but not limited to, libraries, city offices, county offices, public works facilities, auditoriums, public administration buildings and historical developments. Government and public regulated utility buildings and structures necessary for the health, safety and general welfare of the city.	Utility structures (non-substation), public and semi-public recreation, parks, playgrounds, open space, community centers, recreation centers, physical fitness centers
Religious institutions	Religious institutions
	Bed & Breakfasts
	Funeral services
	Home occupations
	Bars/restaurants or cocktail/wine bar without live music/DJ or drive-throughs
	Cafes/coffeehouses without live performance

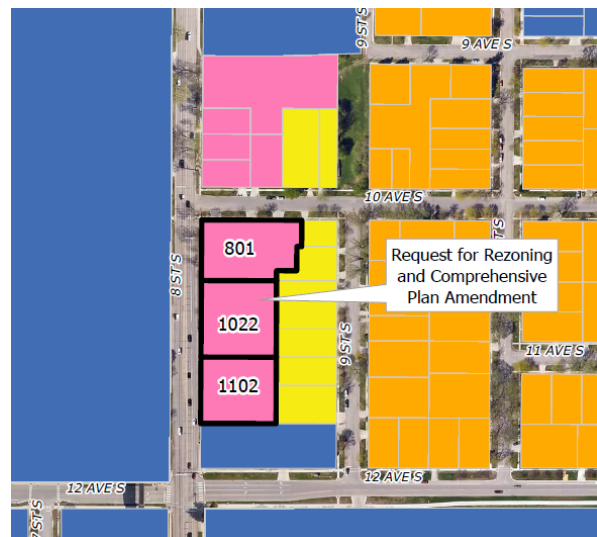
Comprehensive Plan Conformity – The Public/Institutional future land use designation for this site was designated at some time in the past for the college-owned apartments and administrative offices.

A Comprehensive Plan Amendment from Public/Institutional to Mixed Use is required for this project but will conform with other contiguous Mixed Use future land uses along the 8th St corridor.

Current Future Land Use Map



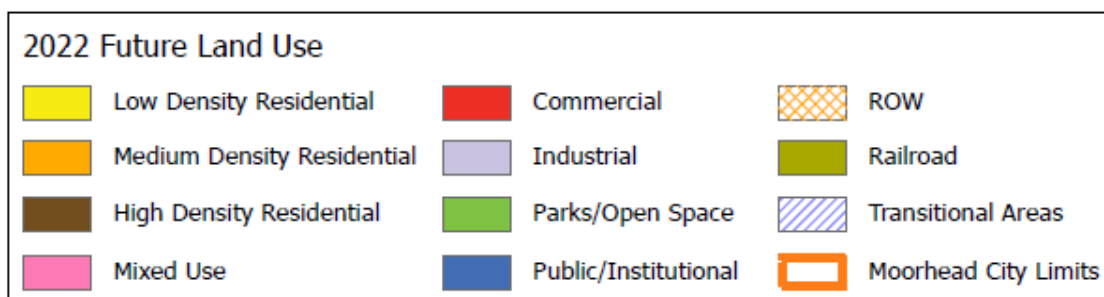
Proposed Future Land Use Map



Future Land Use Description Comparison	
Public/Institutional	Mixed Use
Public/Institutional refers to land owned by municipalities or counties. Facilities include libraries, fire stations, community pools, ice arenas and public power facilities. Institutional refers to land owned by institutions such as governments, schools, religious institutions, hospitals and nursing homes.	Mixed-use includes areas that are comprised of more than one use and often include commercial and/or office uses on the ground floor and office and/or residential uses on upper floors.

POLICY CONSIDERATIONS

The Planning Commission has the authority to make recommendations to the City Council, who has the authority to grant or deny the request for Zoning Map and Comprehensive Plan Amendments.



CONSIDERATION OF CRITERIA

Section 10-2-3E of the Moorhead Zoning Ordinance states that the Planning Commission and City Council shall consider possible adverse effects of the proposed zoning map amendment. Their judgment shall be based upon, but not limited to, the following factors:

ZONING MAP AMENDMENT

- The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan;
 - ☒ Yes. With the proposed Comprehensive Plan amendment, the proposal will be compatible with existing and future surrounding land uses.
- The proposed use is or will be compatible with present and future land uses of the area;
 - ☒ The proposed uses will be compatible with the present and future uses of the area.
- The proposed use conforms with all performance standards contained herein (i.e., parking, loading, noise, etc.);
 - ☒ During building plan review, all performance standards will be reviewed to meet Moorhead City Code.
- The proposed use will not have an adverse effect upon the area in which it is proposed;
 - ☒ The proposed uses will not tend or actually have an adverse effect on the area in which it is proposed.
- The proposed use will not depreciate the property value of the area in which it is proposed;
 - ☒ The proposed uses will not depreciate property values of the area.

6. Traffic generation by the proposed use is within the capabilities of streets serving the property;
 - ☒ The proposed uses will be accommodated by the existing capabilities of the streets serving the property.
7. The proposed use can be accommodated with existing or future public services and facilities including parks, streets, and utilities, and will not overburden the City's service capacity.
 - ☒ The proposed uses can be accommodated by the existing public service facilities that currently serve or are near the property.

COMPREHENSIVE PLAN AMENDMENT

1. Have circumstances changed since the adoption of the Comprehensive Plan and/or Growth Area Plan that justify the proposed change?
 - ☒ Yes. While the site has been designated as a Public/Institutional Future Land Use in prior comprehensive plans and in the current 2022 Onward Moorhead! Comprehensive Plan, in order to open up services provided on site to the greater community, the amendment is necessary. The proposed change aligns with the intent of Mixed Use, which is both contiguous to site and will support a blend of residential and commercial uses.
2. Is the proposal consistent with the vision set forth in the Comprehensive Plan and with the policies stated in the Comprehensive Plan and Growth Area Plan for the neighborhood and area?
 - ☒ Yes. The request is consistent with the 2022 Onward Moorhead! Comprehensive Plan which encourages mixed-use and infill development.
3. What is the expected effect of the proposed change on the 5 Big Ideas of the Comprehensive Plan?
 - ☒ Build and nurture local businesses as key partners in building and maintain a prosperous community.
 - ☒ Integrate a mix of mutually supportive land uses and experiences in redevelopment areas by building upon and strengthening existing retail centers and utilizing experience-based marketing.
4. Is the proposal compatible with surrounding land uses existing or uses designated in the Comprehensive Plan and/or in a Growth Area Plan?
 - ☒ Yes. With the proposed Comprehensive Plan amendment, the proposal will be compatible with existing and future surrounding land uses.
5. Can the proposed use be served adequately with existing or planned streets and utilities?
 - ☒ The proposed uses can be accommodated by the existing capabilities of the streets serving the property.
6. What will be the environmental impacts of the proposed use? Will it require an environmental impact statement or a change to the Alternative Urban Area-wide Review?
 - ☒ Minimal additional environmental impacts as the project is a redevelopment of an existing campus site and the proposed uses are similar to previous.

SUGGESTED ACTION

Recommend Approval. After consideration of criteria noted above, staff suggests that the Planning Commission recommend approval to the City Council of the following for 801 10th Ave S, 1022 8th St S, and 1102 8th St S:

1. Zoning Map Amendment from INS: Institutional to MU-2: Neighborhood Mixed Use
2. Comprehensive Plan Amendment from Public/Institutional to Mixed Use

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in The FM Extra on July 2, 2026 and mailed to adjacent property owners within 350 feet of the site.

Comments:

No public comments received to date.

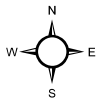
ATTACHMENTS

1. General Location, Current/Proposed Future Land Use, and Current/Proposed Zoning Maps
2. Notice of Hearing/Parties notified

General Location Map

801 10th Ave S, 1022 8th St S, & 1102 8th St S
58.414.0080, 58.414.0130, & 58.414.0240





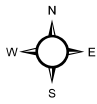
Current Future Land Use Map

801 10th Ave S, 1022 8th St S, & 1102 8th St S
58.414.0080, 58.414.0130, & 58.414.0240



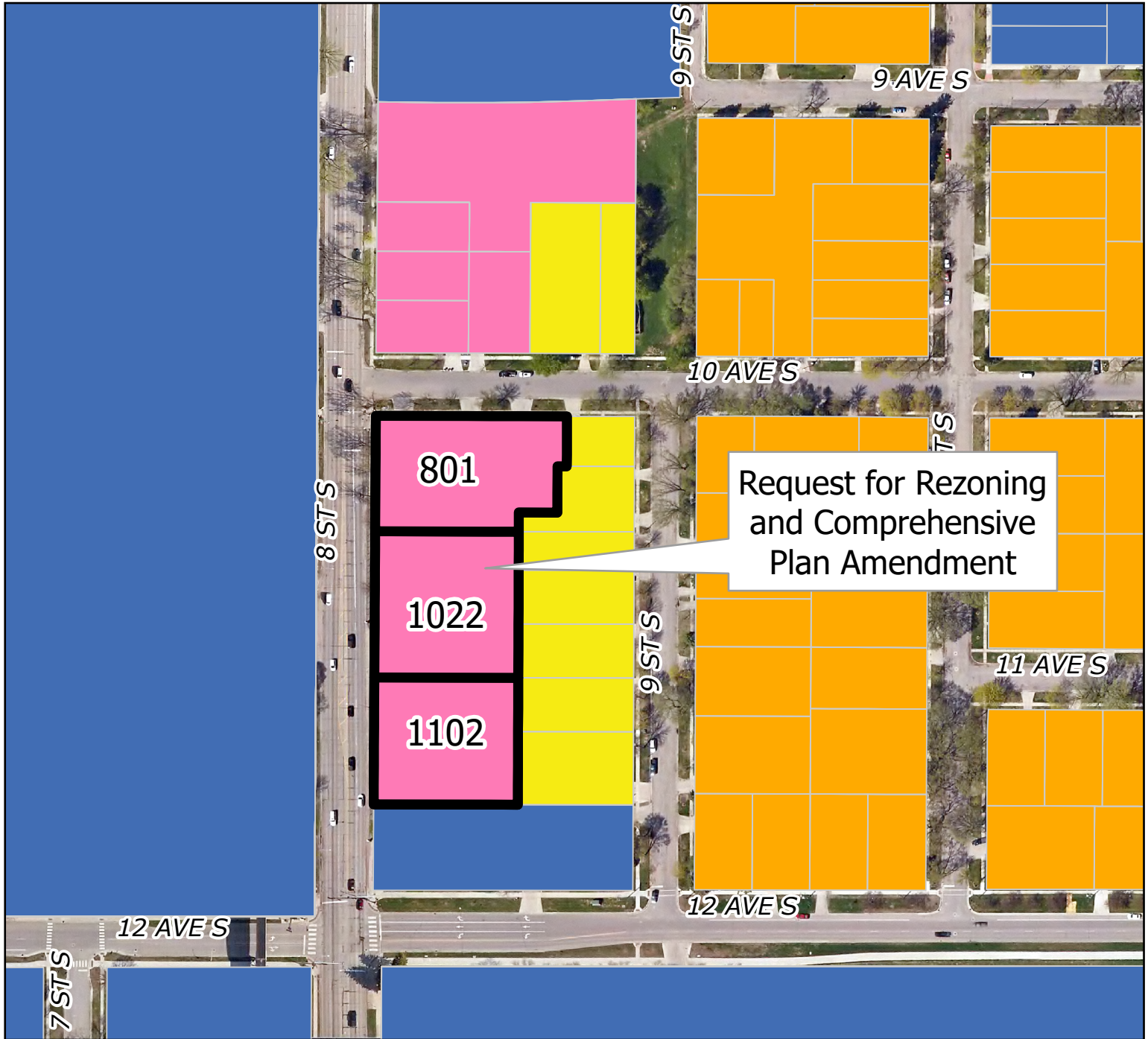
2022 Future Land Use

	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits



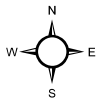
Proposed Future Land Use Map

801 10th Ave S, 1022 8th St S, & 1102 8th St S
58.414.0080, 58.414.0130, & 58.414.0240



2022 Future Land Use

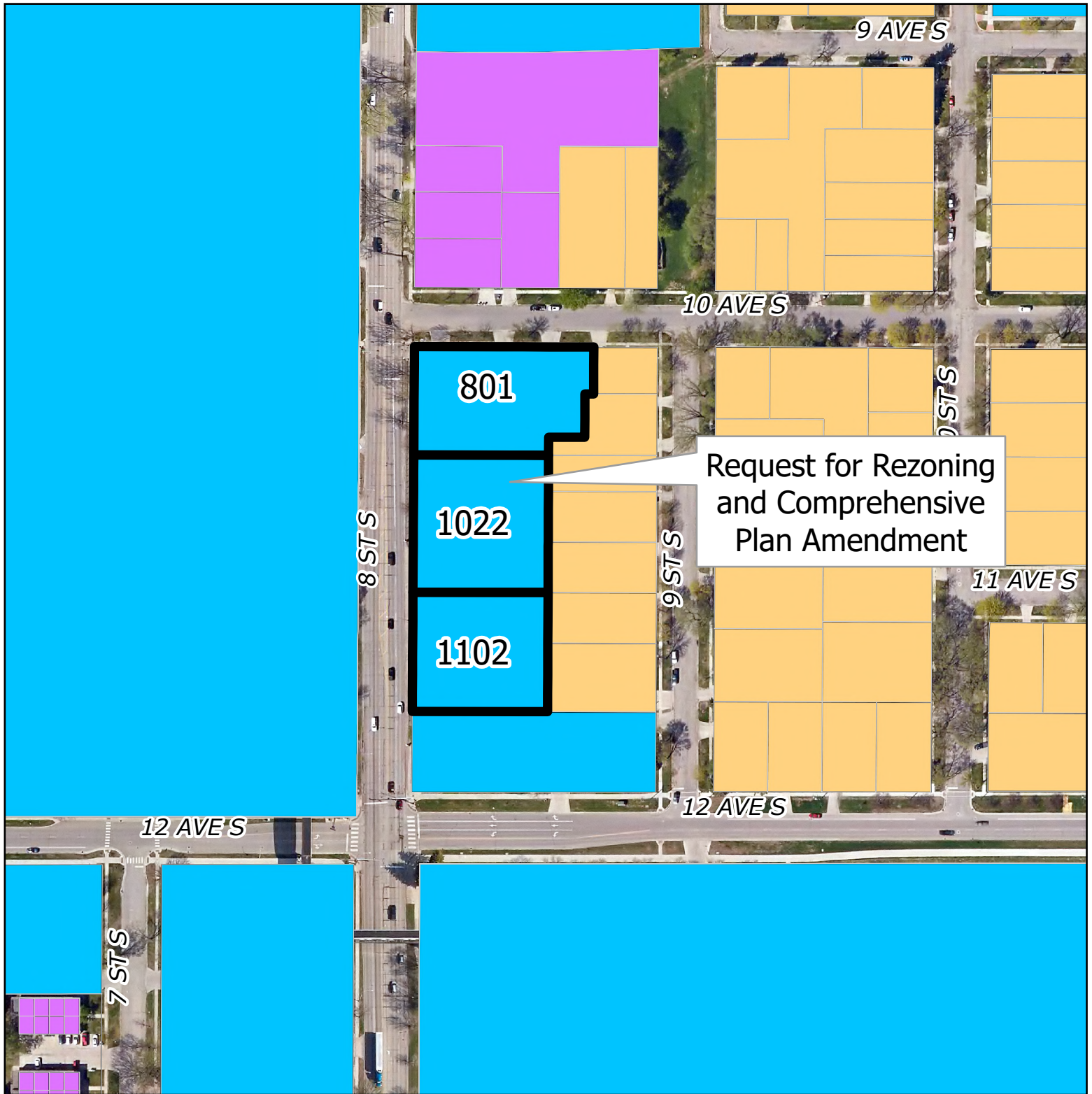
	Low Density Residential		Commercial		ROW
	Medium Density Residential		Industrial		Railroad
	High Density Residential		Parks/Open Space		Transitional Areas
	Mixed Use		Public/Institutional		Moorhead City Limits



Current Zoning Map

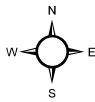
801 10th Ave S, 1022 8th St S, & 1102 8th St S

58.414.0080, 58.414.0130, & 58.414.0240



Zoning District Legend

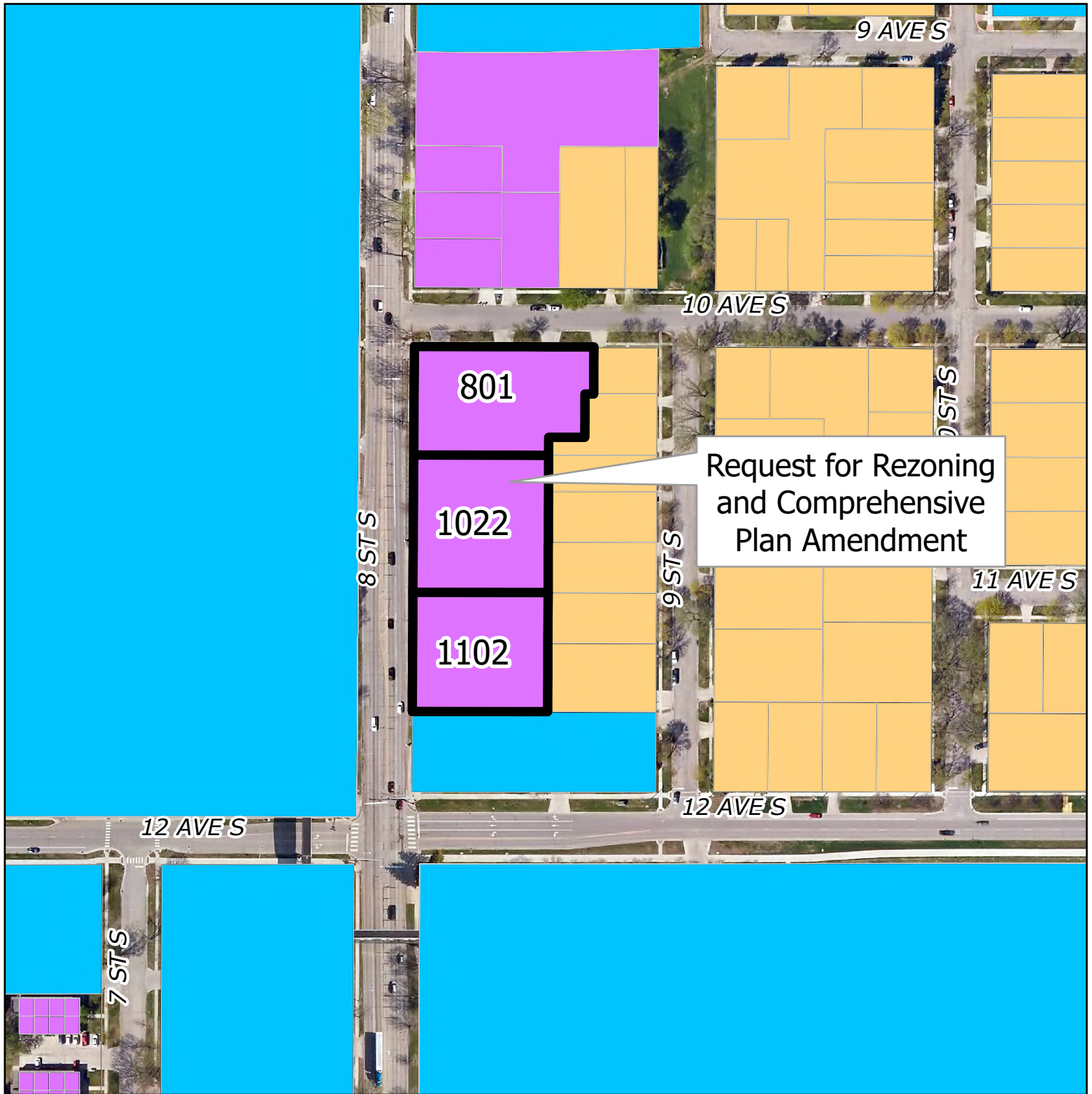
RLD1: Residential Low Density 1	RHD: Residential High Density	MU3: Commercial Mixed Use	INS: Institutional
RLD2: Residential Low Density 2	CC: Community Commercial	MU4: Gateway Mixed Use	P: Public Open Space
RLD3: Residential Low Density 3	MU1: Downtown Center Mixed Use	LI: Light Industrial	TZ: Transitional
RMD: Residential Medium Density	MU2: Neighborhood Mixed Use	HI: Heavy Industrial	Not Applicable



Proposed Zoning Map

801 10th Ave S, 1022 8th St S, & 1102 8th St S

58.414.0080, 58.414.0130, & 58.414.0240



Zoning District Legend

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1. Request of Lowry Engineering for Preliminary & Final Plat relating to Prairie Parkway 5th Addition at:
2520 & 2571 41st Ave S – Parcels 58.625.0060 & 58.625.0070 – Lot 1, Block 2 & Lot 1, Block 3 and Vacated portion of 41st Avenue South Right of Way, Prairie Parkway 2nd Addition
2. Request of Houston Engineering for Preliminary & Final Plat and Rezone from TZ: Transitional to RLD-3: Residential Low Density-3 relating to Patridge Creek Second Addition at:
Parcels 58.900.2865, 58.900.2855, 58.590.0770, 58.590.0760, 58.590.0750, 58.590.0740, 58.590.0730, 58.590.0720, 58.590.0710, 58.590.0700, 58.590.0690, 58.590.0680, 58.590.0670, 58.590.0660, 58.590.0650 – Part of the Northeast Quarter of Section 28, Township 139 North, Range 48 West of the Fifth Principal Meridian, City of Moorhead, Clay County, Minnesota and Lots 1-13, Block 4, Partridge Creek Addition (abbreviated description – full description available by request)
3. Request of Houston Engineering for Rezone from INS: Institutional to MU-2: Neighborhood Mixed Use and Comprehensive Plan Amendment from Institutional to Mixed Use at:
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Lots 1-5, 19-25 Block 2, Lanes Addition, City of Moorhead, Clay County, Minnesota
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Lots 14-19, Block 3 and the South 40 feet of vacated 11th Ave S, Lanes Addition, City of Moorhead, Clay County, Minnesota (abbreviated descriptions – full descriptions available by request)
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At the hearing, the City of Moorhead will afford an opportunity for interested persons to be heard with respect to these items.
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Si aad u codsato macluumaadkan oo ku qoran luqad kale, fadlan la xirii: 218.299.5374
218.299.5374: لطلب هذه المعلومات بلغة مختلفة ، يرجى الاتصال بـ

Published this 2nd day of July, 2026.

F0702-3

INTERESTED PARTY
901 8TH ST S
MOORHEAD, MN 56562

INTERESTED PARTY
203 6TH ST S UNIT 104
MOORHEAD, MN 56560

INTERESTED PARTY
315 3RD AVE E
GARY, MN 56545

INTERESTED PARTY
901 8TH ST ST
MOORHEAD, MN 56562

INTERESTED PARTY
423 8TH ST S
FARGO, ND 58103

INTERESTED PARTY
2526 CROSBY RD
WAYZATA, MN 55395-5539

INTERESTED PARTY
307 1ST ST E
VELVA, ND 58790

INTERESTED PARTY
921 30TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1625 16TH AVE E
WEST FARGO, ND 58078

INTERESTED PARTY
PO BOX 7381
FARGO, ND 58107

INTERESTED PARTY
910 12TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
902 12TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
1019 10TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1018 9TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
PO BOX 7247
FARGO, ND 58106

INTERESTED PARTY
1012 9TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
1444 72 AVE S
FARGO, ND 58104

INTERESTED PARTY
1002 9TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
917 10TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
24402 200TH ST
NEVIS, MN 56467

INTERESTED PARTY
904 10TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
902 10TH AVE S
MOORHEAD, MN 56560

INTERESTED PARTY
4215 31ST AVE S STE B
FARGO, ND 58104

INTERESTED PARTY
1105 9TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
8973 ENGLISH FALLS WAY
LAS VEGAS, NV 89178

INTERESTED PARTY
1101 9TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
328 5TH ST SW # 5
WILLMAR, MN 56201

INTERESTED PARTY
1100 9TH ST S
MOORHEAD, MN 56560

INTERESTED PARTY
3508 WESTMOOR CIR
MOORHEAD, MN 56560



To: Moorhead Planning Commission
Prepared By: Forrest Steinhoff, Assistant City Planner
Date: July 14, 2026
Subject: Zoning Text Amendment - Parking Surfacing - **REVISED**

PLANNING COMMISSION REPORT

BACKGROUND

A. Morris has requested a Zoning Text Amendment related to off-street parking surfacing. The purpose of the request is to permit other materials than pavement for his commercial property at 1921 11th St N.

Currently, Section 10-20-4-F.5, Off-street parking surfacing, restricts parking surfacing to asphalt or concrete, with gravel only permitted in Transitional, Residential Low Density-1 (formerly RLD-0) and Industrial zoning districts.

While analyzing this text amendment for the applicant, we also researched other alternative parking surfacing solutions because Moorhead has maximum impervious surface limits for all zoning districts except MU-1, MU-3, INS, LI and HI. An impervious surface is a hard surface that prevents the entry of water into the soil.

Currently, we do offer low density residential property owners the ability to replace impervious surfaces with a pervious surface, like pervious pavement or pavers, if they are having difficulty meeting impervious maximums for their parcel. Because these have been policies only, we are now proposing to codify current practices while also offering new ones for some zoning districts or areas.

Grass Paver Example



Invisible Structures GrassPave2 system at Austin, TX

Pervious Concrete Example



Woodbridge neighborhood, Shoreview, MN

Permeable Paver Example



Rochester Concrete Products Holland Eco Paver

When constructed and maintained properly, pervious materials are a green infrastructure alternative to traditional surfaces allowing stormwater to infiltrate through the surface into the ground below and can have several environmental and stormwater benefits:

- **Stormwater Infiltration:** Reduces pavement ponding and local flooding by allowing water to filter through the parking surface.
- **Pollution Reduction:** Can trap pollutants and particles to improve water quality.
- **Groundwater Recharge:** Promotes replenishment of groundwater supplies.
- **Urban Heat Mitigation:** Grass or light-colored materials and improved evaporation can reduce heat island effects.

SUGGESTED CHANGES

Current code:

10-20-4-F. Design And Construction of Parking Spaces:

5. *Surfacing: Except in the case of farm dwellings and operations, seasonal recreational uses, and residential uses in the TZ and RLD-0 district, driveways and parking stalls must be surfaced with asphalt or concrete. In industrial zones, driveways and parking stalls may be surfaced with gravel, crushed concrete, or other materials equivalent in controlling dust and drainage, as approved by the city engineer, and subject to the approval of a grading plan that must be submitted to the city engineer. Plans for surfacing and drainage of driveways and stalls for five (5) or more vehicles must be submitted to the city engineer for review and the final drainage plan will be subject to his written approval. At any time an improvement is made which increases the number of off street parking spaces, all nonconforming surfacing of parking areas or driveways must be brought to full compliance with this chapter.*

Proposed code:

10-20-4-F. Design and Construction of Parking Areas:

5. Surfacing

A. All driveways and parking areas must be surfaced with asphalt or poured concrete unless otherwise noted below:

P = Permitted				PU = Provisional Use		
Zoning District	Asphalt or poured concrete	² Impervious pavers	¹ Gravel or crushed concrete	² Pervious pavement	² Pervious pavers	² Grass pavers
RLD-1	P	PU for 1 or 2 family only	P	PU	PU for 1 or 2 family only	
RLD-2	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
RLD-3	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
RMD	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
RHD	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
CC	P	PU for 1 or 2 family only	P for parcels north of 15 th Ave N excluding properties abutting 15 th Ave N	PU	PU for 1 or 2 family only	
MU-1	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
MU-2	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
MU-3	P	PU for 1 or 2 family only		PU	PU for 1 or 2 family only	
MU-4	P			PU		
LI	P		P	PU		
HI	P		P	PU		
INS	P		P for parcels north of 15 th Ave N excluding properties abutting 15 th Ave N	PU		PU for parcels over 10 acres for no more than 50% required parking plus overflow parking
TZ	P		P	PU		

Notes:

1. Appropriate drainage and dust control shall be provided as shown on a grading plan to be approved by the city engineer.
2. Provisional Use Permit required.

- B. Residential driveways may only be extended with the same material as original driveway.
- C. All parking lots with five (5) or more spaces: Plans for surfacing and drainage must be submitted to the city engineer for review and the final drainage plan will be subject to his written approval.
- D. All driveway approaches in City right of way must adhere to current regulations in Title 8-3-5.

The proposed amendment supports the 2022 Onward Moorhead! Comprehensive Plan by encouraging green infrastructure, implementing stormwater management best practices, and eco-friendly technologies and strategies.

APPLICATION DATE & ZONING ACTION DEADLINE

APPLICATION DATE: June 24, 2026

60-DAY DEADLINE FOR FINAL ZONING ACTION: August 22, 2026

PUBLIC NOTIFICATION & COMMENTS

Notification:

Required notification was published in the FM Extra on July 2, 2026

Comments:

No public comments have been received to date.

SUGGESTED ACTION

Recommend Approval. Based on the criteria for consideration, staff suggests that the Planning Commission recommend approval to the City Council the zoning text amendment related to Moorhead City Code Title 10, Chapter 20, Off Street Parking Surfacing.

ATTACHMENTS

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